



CITY OF West Linn

STAFF REPORT PLANNING MANAGER DECISION

DATE: December 10, 2024

FILE NO.: SUB-24-02

REQUEST: Approval of an Expedited Land Division to subdivide an existing 61,420 sq. ft. (1.41 acre) property at 2015 19th Street into 4 lots.

PLANNER: Chris Myers, Associate Planner

Planning Manager

DSW

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GENERAL INFORMATION

APPLICANT

/OWNER: NW Timber Development
Attn: Derek Craven
1980 Willamette Falls Drive., Suite 120
West Linn, OR. 97068

CONSULTANT: Tracy Brown
Tracy Brown Planning Consultants, LLC
17075 Fir Drive
Sandy, OR. 97055

SITE LOCATIONS: 2015 19th Street

SITE SIZE: 61,420 sq. ft.

LEGAL DESCRIPTION: Willamette Falls Acreage Tracts, Lot J (1901)

TAX LOT ID #: 21E34DD01200

COMP PLAN

DESIGNATION: Low Density Residential

ZONING: R-10, Residential

APPROVAL

CRITERIA: Oregon Revised Statute 197.360 through 380; and

West Linn Community Development Code

- Chapter 11: Residential, R-10
- Chapter 48: Access, Egress and Circulation
- Chapter 85: Land Divisions – General Provisions
- Chapter 92: Required Improvements
- Chapter 99: Procedures for Decision Making: Quasi-Judicial

63-DAY RULE: The application became complete on October 1, 2024. The 63-day period for an expedited land division ends December 3, 2024. The applicant agreed to a seven-day extension of the approval period to December 10, 2024.

PUBLIC NOTICE: Notice was mailed to property owners within 100 feet of the subject property, public facility and services providers, and the Willamette Neighborhood Association on October 23, 2024 as required by Oregon Revised Statute 197.365. The notice was also posted on the City's website on October 23, 2024. Therefore, public notice requirements have been met.

EXECUTIVE SUMMARY

The applicant proposes to divide a 61,744 square foot lot (1.41 acres) at 2015 19th Street into four lots for future middle housing development. The applicant has proposed to divide the land as an Expedited Land Division pursuant to Oregon Revised Statute 197.360 through 197.380. The property is zoned R-10, Residential and allows for a minimum lot size of 10,000 square feet for single-family detached units. The applicant has stated that the lots created will be used for the construction of various forms of middle housing.

Proposed Lot Sizes

Lot 1 = 10,603 sq. ft.

Lot 2 = 11,587 sq. ft.

Lot 3 = 9,015 sq. ft.

Lot 4 = 18,462 sq. ft.

The existing property is identified as Tax Lot Id# 21E34DD01200 and is presently developed with a single-family home on the western side of the property. The proposal calls for keeping the existing single-family home on one of the four lots.

The property is not located within the Willamette River Greenway (WRG), a Water Resource Area (WRA), nor any FEMA flood hazard area. Single-family homes surround the project site. Public Utilities are available in 19th Street, including water, sanitary sewer, and storm sewers. Access to the proposed lots will be via a shared access drive adjacent to 19th Street. 19th Street is classified as a neighborhood route and is approximately 60 feet wide, however. A property dedication of approximately nine feet will be required.

Public comments:

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

Donna Clayton Email Dated November 3, 2024

1. *Water pressure on Sheri Ct has never been great. Many neighbors have had to get auxiliary pumps. If this development uses the same water lines, neighbors will not have adequate water pressure. Also a concern about sewer lines and the capacity to handle more homes.*

Staff Response: The West Linn Engineering and Public Works Department have confirmed that current capacity adjacent to the subject property is enough to handle future development of the site. Issues with water pressure on Sherri Court are not part of the approval criteria

2. *The current clearing for the road is very close to neighboring fences. The road is lower than the fence and thus the fence has been undermined. There is concern for the stability of the fence. The Clayton's request a retaining wall be built to stabilize the ground. There*

are further concerns that the winter rains will erode the soil and further weaken the fence.

Staff Response: The planned shared access drive meets the City of West Linn Community Development Code standards of 20 feet wide and 13.5 feet of vertical clearance. During construction erosion control measures will be required through the West Linn permitting process.

3. *A concern was expressed regarding pedestrian and bicycle safety on 19th street. With a partial sidewalk it just isn't safe.*

Staff Response: The proposed project will either need to build half-street improvements adjacent to the subject property, which will include a sidewalk, or the applicant may pay a fee-in-lieu of construction. The West Linn Public Works and Engineering Department is currently evaluating a sidewalk on the western side of 19th street. City Engineers would prefer the applicant pay a fee-in-lieu that would be put towards the construction of a sidewalk on 19th street.

4. *Expressed total opposition to the potential for medium density housing.*

Staff Response: The Oregon Legislature approved HB2001 in 2019, requiring the City of West Linn to permit middle housing in areas allowing construction of a single-family detached home (see Staff Finding 1). The Oregon Legislature subsequently approved SB458 in 2021, requiring cities and counties to allow the division of a lot or parcel that contains middle housing. The applicant proposes to divide the property under SB458 rules. The current application under review is for the division of the property into four lots. Future development will be evaluated at the time of application.

Marilyn Melton Email Dated November 6, 2024

1. *A concern was expressed that adjacent homeowners will have less privacy because the applicant has/will be removing trees from the subject property.*

Staff Response: Recent tree removal on the subject property was done so under the proper tree removal permit program for the City of West Linn. Further tree removal will be managed through the development process. A property owner is, by right, allowed to remove trees from their property under certain circumstances and with proper permitting.

2. *Another concern was expressed that adjacent homes already have issues with water pressure and that future development of this property will make it worse.*

Staff Response: The water pressure issues of adjacent homes are not part of the approval criteria.

3. *Lastly, a concern was expressed that traffic and traffic safety are a big concern. This will increase traffic and be a safety issues for neighbors and children.*

Staff Response: The speed of traffic is not a part of the approval criteria. The applicant will be required to build a sidewalk across the entire frontage of the subject property or pay a fee-in-lieu of constructing half street improvements.

DECISION

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

- 1. Preliminary Plat. With the exception of modifications required by these conditions, the final plat shall substantially conform to the Preliminary Plat dated September 11, 2024 (Exhibit PD-1).**
- 2. Engineering Standards. All public improvements and facilities associated with the approved site design, including but not limited to street improvements, driveway approaches, curb cuts, utilities, grading, onsite and offsite stormwater, street lighting, easements, easement locations, and connections for future extension of utilities are subject to conformance with the City Municipal Code and Community Development Code. These must be designed, constructed, and completed prior to final plat approval. Public Works may coordinate with the applicant to complete additional, voluntary, off-site improvements.**
- 3. Right-of-Way Dedication. Prior to final plat approval the applicant shall dedicate, on the face of the plat approximately 9 feet of right-of-way.**
- 4. Street Improvements or Fee-In-Lieu. The applicant shall pay a fee-in-lieu of half-street Improvements along the frontage of 19th street in the amount of approximately \$44,500. Or the applicant may install half-street improvements for the portion of 19th Street abutting the subject property. The City may partner with the applicant to fund additional improvements as part of the project.**
- 5. Utility Easement: The applicant shall show an eight-foot public utility easement along the 19th Street right-of-way on the face of the plat prior to final plat approval by the City.**
- 6. Reciprocal Access, Maintenance, and Utility Easement. Prior to final plat approval, the applicant shall record a reciprocal access easement, mutual maintenance agreement, and utility easement across the entirety of the access driveway. The easement recording number shall be provided on the face of the final plat.**
- 7. Tree Removal Permits. The applicant shall apply for and secure tree removal permits for the removal of any trees (see Exhibit PD-1) identified as needing removal.**

8. **Lot Size Calculation:** The applicant shall reconfigure the proposal to ensure all lot sizes conform to the R-10 minimum lot size of 10,000 square feet.
9. **Tree Removal Permits:** Prior to commencement of development activities the applicant shall obtain all required tree removal permits.

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

Chris J Myers

Chris Myers, Associate Planner

December 10, 2024
Date

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

Mailed this **10th** day of **December 2024**.

Therefore, the 14-day appeal period ends at 5 p.m., on **December 24, 2024**

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

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

ORS 197.360 "Expedited land division" defined

(1)As used in this section:

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

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

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

Staff Finding 1: The subject property is zoned R-10, Residential and within the Portland Metropolitan Urban Growth Boundary. The applicant proposes to divide a property for future development. No open space or recreational uses are proposed. The criteria are met.

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

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

(ii)The Willamette River Greenway;

(iii)Estuarine resources;

(iv)Coastal shorelands; and

(v)Beaches and dunes.

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

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

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

conditioned to require frontage improvements or pay a fee-in-lieu per Condition of Approval 4. The criteria are met.

(E) Will result in development that either:

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

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

Staff Finding 4: The subject property is zoned R-10, Residential, which requires a 10,000 sq. ft. minimum lot size. The subject property is 61,744 sq. ft. The application calls for an approximately 500-foot X 20-foot wide (500 X 20 = 10,000 square feet) shared access drive and a 45-foot X 120-foot long hammerhead turnaround (45 X 120 = 5400 square feet) thus a reduction of approximately 15,000 square feet of the buildable lot size is applied. Maximum density permitted on the subject property is four lots (46,344/10,000 = 4.63 lots). The applicant proposes four lots, which is 100 percent of the maximum density. The criteria are met.

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

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

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

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

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

(a) The physical characteristics of permitted uses;

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

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

Staff Finding 7: The applicant proposes four residential lots. Lot 3 of the proposal does not meet the minimum 10,000 square feet for the R-10 zone. Per Condition of Approval 8, lot 3

most be redrawn to reach the 10,000 square foot minimum lot size. Subject to the Conditions of Approval, the criteria are met.

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

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

197.365 Application; notice to neighbors; comment period.

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

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

Staff Finding 9: The applicant requested an Expedited Land Division rather than the standard procedure outlined in the West Linn Community Development Code, therefore the City processed the application as an expedited land division. The application was submitted on September 11, 2024 and deemed complete on October 1, 2024. Approval of the application is based on the standards and criteria found in the West Linn Community Development Code that were applicable on September 11, 2024. The criteria are met.

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

Staff Finding 10: The application was submitted on September 11, 2024 and deemed complete on October 1, 2024. Approval of the application is based on the standards and criteria found in the West Linn Community Development Code that were applicable on September 11, 2024. The criteria are met.

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

provided to any neighborhood or community planning organization recognized by the governing body and whose boundaries include the site.

Staff Finding 11: The City provided written notice of the receipt of a completed application to all state agencies, local governments, and special districts responsible for providing public facilities or services on October 23, 2024. The City provided written notice to property owners within 100 feet of the entire contiguous site, compiled from the most recent property owner information available, on October 23, 2024. The City provided written notice to the Willamette Neighborhood Association on October 23, 2024. The criteria are met.

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

(a) State:

(A) The deadline for submitting written comments;

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

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

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

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

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

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

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

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

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

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

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

Staff Finding 13: The City provided written notice under subsections (2) and (3) on October 23, 2024, with a deadline for submission of written comments on November 6, 2024. This provided a 14-day comment period. A copy of the notice and affidavit of mailing is found in Exhibit PD-4. The criteria are met.

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

Staff Finding 14: The application was deemed complete on October 1, 2024. On November 26, 2024 the applicant asked for a 7 day extension through end of business December 10, 2024. The City approved the application with conditions on December 10, 2024, the 70th day after deeming the application complete. The criteria are met.

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

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

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

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

Staff Finding 16: The City provided notice of the decision to the applicant and those who received notice under subsection (2) on December 3, 2024, the 63rd day after deeming the application complete. The notice of decision included the summary statement and an explanation of appeal rights. The criteria are met.

197.370 Failure of local government to timely act on application.

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

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

applicable to the land division, except that the extended period shall be substituted for the 63-day period wherever applicable.

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

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

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

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

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

(b) A decision may be appealed by:

(A) The applicant; or

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

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

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

(B) Of unconstitutionality of the decision;

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

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

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

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

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

(3) Within seven days of being appointed to decide the appeal, the referee shall notify the applicant, the local government, the appellant if other than the applicant, any person or organization entitled to notice under ORS 197.365 (2) that provided written comments to the local government and all providers of public facilities and services entitled to notice under ORS 197.365 (2) and advise them of the manner in which they may participate in the appeal. A

person or organization that provided written comments to the local government but did not file an appeal under subsection (1) of this section may participate only with respect to the issues raised in the written comments submitted by that person or organization. The referee may use any procedure for decision-making consistent with the interests of the parties to ensure a fair opportunity to present information and argument. The referee shall provide the local government an opportunity to explain its decision, but is not limited to reviewing the local government decision and may consider information not presented to the local government.

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

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

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

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

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

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

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

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

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

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

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

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

- (a) That the decision does not concern an expedited land division as described in ORS 197.360 or middle housing land division as defined in ORS 92.031 and the appellant raised this issue in proceedings before the referee;*
- (b) That there is a basis to vacate the decision as described in ORS 36.705 (1)(a) to (d), or a basis for modification or correction of an award as described in ORS 36.710; or*
- (c) That the decision is unconstitutional.*

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

197.380 Application fees.

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

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

West Linn CDC Chapter 11 Residential, R-10

11.030 PERMITTED USES

The following uses are permitted outright in this zone:

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

2. Cottage clusters.

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Staff Finding 27: The applicant proposes a 4-lot subdivision for future development. The criteria are met.

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

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

STANDARD	REQUIREMENT	ADDITIONAL NOTES
<i>Minimum lot size</i>		
<i>For single-family detached units</i>	<i>10,000 sf</i>	<i>No yard shall be required between units</i>
<i>For single-family attached units</i>	<i>5,500 sf</i>	
<i>Average minimum lot or parcel size for a townhouse project</i>	<i>1,500 sf</i>	
<i>Minimum lot width at front lot line</i>	<i>35 ft</i>	<i>Does not apply to townhouses or cottage clusters</i>

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Staff Finding 28: The applicant proposes to divide an existing 60,420 square foot property into four-lots for future development. The new lots will have a minimum 50-foot width at the front lot line and will need to meet dimensional requirements for the R-10 zone. Subject to the conditions of approval, the criteria are met.

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

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

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Staff Finding 29: The tentative map shows access to each lot from the shared access drive adjacent to 19th street. The criteria are met.

48.025 ACCESS CONTROL

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B. Access control standards.

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

Staff Finding 30: A Traffic Impact Analysis is required when a project will generate an Average Daily Trip Count of 250 or more. The proposed 4-lot subdivision will not increase the daily trip count by 250 daily auto trips. The criteria are met.

2. In order to comply with the access standards in this chapter, the City or other agency with access permit jurisdiction may require the closing or consolidation of existing curb cuts or other vehicle access points, recording of reciprocal access easements (i.e., for shared driveways), development of a frontage street, installation of traffic control devices, and/or other mitigation as a condition of granting an access permit. Access to and from off-street parking areas shall not permit backing onto a public street.

Staff Finding 31: The proposal is located along 19th Street, which has a functional classification of Neighborhood Route. No existing access requires consolidation, nor are any other mitigation measures required pursuant to standards in the West Linn Municipal Code and Community Development Code. An access easement and maintenance agreement is required (see Condition of Approval 6). The criteria are met.

3. Access options. When vehicle access is required for development (i.e., for off-street parking, delivery, service, drive-through facilities, etc.), access shall be provided from a public street adjacent to the development lot or parcel. Street accesses shall comply with access spacing standards in subsection (B)(6) of this section, the West Linn Public Works Design Standards, and TSP. As an alternative, the applicant may request alternative access provisions listed below as Option 1 and Option 2, subject to approval by the City Engineer through a discretionary process.

Staff Finding 32: Access to each lot will be provided via a shared access drive connected to 19th Street, a public street adjacent to the property. The applicant submittal shows compliance with access spacing standards (see Staff Finding 34). The criteria are met.

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

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

Staff Finding 33: The subject property fronts 19th Street, a Neighborhood Route. Access to each lot will be from a shared access drive. No double-frontage lots are proposed. The criteria are met.

6. Access spacing.

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

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

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

Staff Finding 35: The applicant proposes the new lots will have a shared access drive connected to 19th Street. No alley access is available. The proposal complies with access spacing standards (see Staff Findings 44 to 46). The criteria are met.

8. Shared driveways. *For residential development, shared driveways may be required in order to meet the access spacing standards in subsection (C)(6) of this section. For non-residential development, the number of driveway and private street intersections with public streets shall be minimized by the use of shared driveways with adjoining lots where feasible. The City shall require shared driveways as a condition of land division or site design review, as applicable, for traffic safety and access management purposes in accordance with the following standards:*
 - a. *When necessary pursuant to this subsection (C)(8), shared driveways and/or frontage streets shall be required to consolidate access onto a collector or arterial street. When shared driveways or frontage streets are required, they shall be stubbed to adjacent developable parcels to indicate future extension. "Stub" means that a driveway or street temporarily ends at the property line, but may be extended in the future as the adjacent lot or parcel develops. "Developable" means that a lot or parcel is either vacant or it is likely to receive additional development (i.e., due to infill or redevelopment potential).*
 - b. *Access easements (i.e., for the benefit of affected properties) shall be recorded for all shared driveways, including pathways, at the time of final plat approval or as a condition of site development approval.*
 - c. Exception. *Exceptions to the shared driveway or frontage street requirements may be granted as part of a discretionary review if the City determines that existing development*

patterns or physical constraints (e.g., topography, lot or parcel configuration, and similar conditions) prevent extending the street/driveway in the future.

Staff Finding 36: The applicant proposes a shared access driveway for all lots. An access easement and maintenance agreement shall be recorded (see Condition of Approval 6). Subject to the conditions of approval, the criteria are met.

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

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

Staff Finding 37: The subject property is abutted by residential development to the rear which prohibits street connectivity through the subject property. The applicant proposes construction of half street improvements or may pay a fee-in-lieu (see Condition of Approval 4) along the 19th Street frontage consistent with the West Linn CDC and TSP. Subject to the Conditions of Approval, the criteria are met.

48.030 Minimum Vehicle Requirement for Residential Uses

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

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

1. Topography.
2. Traffic volume to be generated by development (i.e., trips per day).
3. Traffic volume presently carried by the street to be accessed.

4. *Projected traffic volumes.*
5. *Safety considerations such as line of sight, number of accidents at that location, emergency vehicle access, and ability of vehicles to exit the site without backing into traffic.*
6. *The ability to consolidate access through the use of a joint driveway.*
7. *Additional review and access permits may be required by State or County agencies.*

Staff Finding 38: The proposed lots will use a shared access drive adjacent to 19th Street, a Neighborhood Route. The criteria do not apply.

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

1. *One single-family residence, including residences with an accessory dwelling unit as defined in CDC 02.030, shall provide a driveway with 10 feet of unobstructed horizontal clearance. Dual-track or other driveway designs that minimize the total area of impervious driveway surface are encouraged but not required.*
2. *Two to four single-family residential homes shall provide a driveway with 14- to 20-foot-wide paved or all-weather surface.*
3. *Maximum driveway grade shall be 15 percent. The 15 percent shall be measured along the centerline of the driveway only. Variations require approval of a Class II variance by the Planning Commission pursuant to Chapter 75 CDC. However, in no case shall the last 18 feet in front of the garage exceed 12 percent grade as measured along the centerline of the driveway only. Grades elsewhere along the driveway shall not apply.*
4. *The driveway shall include a minimum of 20 feet in length between the garage door and the back of sidewalk, or, if no sidewalk is proposed, to the paved portion of the right-of-way.*

Staff Finding 39: The applicant proposes a 20-foot-wide shared access drive for the subdivision of 4-lots. The shared access drive gradient and setbacks will be confirmed at the time of development. The single-family homes will be required to be compliant with driveway slope and width standards upon review of the building permit plans. The criteria are met.

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

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

Staff Finding 40: The applicant submittal includes a TVF&R Provider Permit. The tentative site map shows a 20-foot-wide shared access drive with a hammerhead turnaround as required by TVF&R. The criteria are met.

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

Staff Finding 41: The applicant proposes a 4-lot subdivision for future development. The tentative site map shows a shared access drive for all lots. The project is conditioned to comply with standards for street improvements, driveway approaches, curb cuts, utilities, grading, onsite and offsite stormwater, street lighting, easements, easement locations, and connections for future extension of utilities found in the City of West Linn Municipal Code and Community Development Code. The criteria are met.

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

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

Staff Finding 42: The applicant proposes a 4-lot subdivision for future development. Multifamily homes are not proposed at this time. The criteria are met.

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

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

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

Staff Finding 43: The applicant's proposal is for a 4-lot subdivision. No through traffic connections are required. No gated access points are proposed. No local street connections on the subject property are identified in the West Linn Transportation System Plan. The criteria are met.

48.060 WIDTH AND LOCATION OF CURB CUTS AND ACCESS SEPARATION REQUIREMENTS

- A. Minimum curb cut width shall be 16 feet.*
- B. Maximum curb cut width shall be 36 feet, except along Highway 43 in which case the maximum curb cut shall be 40 feet. For emergency service providers, including fire stations, the maximum shall be 50 feet.*
- C. No curb cuts shall be allowed any closer to an intersecting street right-of-way line than the following:*
 - 1. On an arterial when intersected by another arterial, 150 feet.*
 -*
 - 6. On a local street when intersecting any other street, 35 feet.*

Staff Finding 44: Curb cut width will be verified during Building Permit review. The subject property is approximately 207 feet from the Short Street (Local) intersection and approximately 130 feet from the Sherri Court intersection (Local). The criteria are met.

- D. There shall be a minimum distance between any two adjacent curb cuts on the same side of a public street, except for one-way entrances and exits, as follows:*
 - 1. On an arterial street, 150 feet.*
 - 2. On a collector street, 75 feet.*
 - 3. Between any two curb cuts on the same lot or parcel on a local street, 30 feet.*

Staff Finding 45: The project does not front an arterial or collector street. Access will be via a shared access drive for all 4 proposed lots. The criteria are met.

- E. A rolled curb may be installed in lieu of curb cuts and access separation requirements.*
- F. For non-residential development, curb cuts shall be kept to the minimum, particularly on Highway 43. Consolidation of driveways is preferred. The standard on Highway 43 is one curb cut per business if consolidation of driveways is not possible.*
- G. Clear vision areas shall be maintained, pursuant to Chapter 42 CDC, and required line of sight shall be provided at each driveway or accessway, pursuant to the West Linn Public Works Design Standards.*

Staff Finding 46: The applicant proposes to install curb and gutter improvements along the 19th Street frontage. The project is conditioned to require compliance with Engineering Standards for street improvements, driveway approaches, curb cuts, utilities, grading, onsite and offsite stormwater, street lighting, easements, easement locations, and connections for future extension of utilities found in the West Linn Municipal Code and Community Development Code. The criteria are met.

Chapter 85 LAND DIVISIONS – GENERAL PROVISIONS

85.140 PRE-APPLICATION CONFERENCE REQUIRED

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

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

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

Staff Finding 47: The applicant and City Staff held a pre-application conference for the subject project on May 1, 2024. A copy of the Pre-application summary notes is included in this report (Exhibit PD-4). The criteria are met.

85.200 APPROVAL CRITERIA

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

A. Streets.

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

a. *The location, width and grade of streets shall be considered in their relation to existing and planned streets, to the generalized or reasonable layout of streets on adjacent undeveloped lots or parcels, to topographical conditions, to public convenience and safety, to accommodate various types of transportation (automobile, bus, pedestrian, bicycle), and to the proposed use of land to be served by the streets.*

b. *The functional class of a street aids in defining the primary function and associated design standards for the facility. The hierarchy of the facilities within the network in regard to the type of traffic served (through or local trips), balance of function (providing access and/or capacity), and the level of use (generally measured in vehicles per day) are generally dictated by the functional class.*

c. *The street system shall assure an adequate traffic or circulation system with intersection angles, grades, tangents, and curves appropriate for the traffic to be carried.*

d. *Streets should provide for the continuation, or the appropriate projection, of existing principal streets in surrounding areas and should not impede or adversely affect development of adjoining lands or access thereto.*

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

2. *In situations where the level-of-service or volume-to-capacity performance standard for an affected City or State roadway is currently failing or projected to fail to meet the standard at a*

date determined within a traffic impact analysis, and an improvement project is not programmed, the development shall avoid further degradation of the affected transportation facility. Mitigation must be provided to bring the facility performance standard to existing conditions at the time of occupancy.

Staff Finding 48: The subject property fronts 19th Street, a Neighborhood Route with a 60 foot wide right-of-way. The applicant proposes half-street improvements along the 19th Street frontage and is conditioned to comply with Engineering Standards for such improvements (see Condition of Approval 2). Applicant may choose to pay a fee-in-lieu of constructing half-street improvements. The fee-in-lieu is calculated at \$405 per linear foot (405 x 110 = \$44,500). No alterations to the existing street patterns around the site are proposed. The criteria are met.

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

Staff Finding 49: The applicant submitted a tree plan outlining trees to be removed and trees to remain. No additional streets or street connections are proposed as part of the project. The criteria are met.

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

Staff Finding 50: The subject property fronts 19th Street. The TSP does not identify this Neighborhood Route as needing local connections. The criteria are met.

5. *Street improvements.*

- a. *Streets that are internal to the land division site are the responsibility of the developer. All streets bordering the development site are to be developed by the developer with, typically, half-street improvements to the City of West Linn Public Works Design Standards. Additional travel lanes may be required to be consistent with adjacent road widths or to be consistent with the adopted Transportation System Plan (TSP), Tables 26 through 30 and Exhibits 6 through 9.*
- b. *Waiver of required street improvements and in-lieu fee. An applicant may submit a written request for a waiver of abutting street improvements if the improvement would be prohibited by the TSP. When a requested waiver is granted, the applicant shall pay an in-lieu fee equal to the estimated cost, accepted by the City Engineer, of the otherwise required street improvements. As a basis for this determination, the City Engineer shall consider the cost of similar improvements in recent development projects and may require up to three estimates from the*

applicant. The amount of the fee shall be established prior to the Planning Commission's decision on the associated application. The in-lieu fee shall be used for in-kind or related improvements.

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

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

Staff Finding 51: No internal streets are required or proposed. The applicant submitted a preliminary street and utility plan detailing half-street improvements along the 19th Street frontage and utility improvements. The project has been conditioned to comply with street improvement standards in the City of West Linn Municipal Code and Community Development code (see Condition of Approval 2). Subject to the Conditions of Approval, the criteria are met.

6. *Street widths. Street widths shall depend upon the classification of street proposed. The classifications and required cross sections are established in the adopted TSP, Tables 26 through 30 and Exhibits 6 through 9.*

Table 85-1 identifies street width standards (curb to curb) in feet for various street classifications. The standard width shall be required unless the applicant or their engineer can demonstrate that site conditions, topography, or site design require the reduced minimum width through a discretionary review.

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Staff Finding 52: The subject property fronts 19th Street, a local street with a 60-foot right-of-way width. The applicant shall dedicate approximately 9 feet of right-of-way to line up with the property line adjacent to 19th street at 1300 Sherri Court (see Condition of Approval 3). Subject to the conditions of approval, the criteria are met.

18. *Sidewalks. Sidewalks shall be installed per CDC 92.010(H), Sidewalks. The residential sidewalk width is six feet plus planter strip as specified below. Sidewalks in commercial zones shall be constructed per subsection (A)(6) of this section. See also subsection C of this section. If part of a discretionary review, sidewalk width may be reduced with City Engineer approval to the minimum amount (e.g., four feet wide) necessary to respond to site constraints such as grades, mature trees, rock outcroppings, etc., or to match existing sidewalks or right-of-way limitations.*

(...)

Staff Finding: 53: The applicant submitted a tentative street and utility plan detailing half-street improvements along the 19th Street frontage, including a six-foot wide sidewalk and six-foot landscape strip. The project has been conditioned to require compliance with

Engineering standards outlined in the West Linn Municipal Code and Community Development code (see Condition of Approval 2). Subject to the Conditions of Approval, the criteria are met.

B. Blocks and lots.

.....

3. Lot size and shape. Lot or parcel sizes and dimensions shall conform to the minimum standards of the CDC, unless as allowed by planned unit development (PUD). No lot or parcel shall be dimensioned to contain part of an existing or proposed street. All lots or parcels shall be buildable. "Buildable" describes lots that are free of constraints such as wetlands, drainageways, etc., that would make home construction impossible. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street parking and service facilities required by the type of use proposed.

Staff Finding 54: The applicant proposes to divide an existing 61,744 square foot property into four buildable lots.

Proposed Lot Sizes

Lot 1 = 10,603 sq. ft.

Lot 2 = 11,587 sq. ft.

Lot 3 = 9,015 sq. ft.

Lot 4 = 18,462 sq. ft.

The minimum lot size for the underlying zone (R-10) for single family homes is 10,000 square feet. The applicant proposes lot 3 to be 9015 square feet. Condition of approval 8 requires the applicant to alter the site design to achieve a minimum 10,000 square foot lot size for all four lots. No lot possesses environmental constrains such as wetlands or riparian corridors. Subject to the Conditions of Approval, the criteria are met.

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

5. Through lots and parcels. Through lots and parcels have frontage on a street at the front and rear property lines. Through lots and parcels shall be avoided except where they are necessary to avoid residential lots with frontage on arterial streets. Additional exceptions may be granted as part of a discretionary review if an applicant proposes through lots to provide separation from adjacent non-residential activities, or to overcome specific disadvantages of topography and orientation. As part of the discretionary review, 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

Staff Finding 55: The proposal does not have any through lots or parcels. All lots will take access from the shared access drive adjacent to 19th Street. The proposed lots will be accessed via 19th Street (see Staff Findings 29 to 46). The criteria are met.

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

7. Flag lots. *Flag lots are permitted only where it can be shown that there is adequate lot area to divide a property into two or more lots but there is not enough street frontage to meet the standard minimum requirement and where creation of a street is not necessary to meet connectivity standards. A single flag lot shall have a minimum street frontage of 15 feet for its accessway. Where two to four flag lots share a common accessway, 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 flag lots:*

8. Large lots or parcels. *In dividing tracts into large lots or parcels that are more than double the minimum area designated by the zoning district:*

- a. *Those lots must be arranged so as to allow further subdivision, and must contain such easements and site restrictions as will provide for extension and opening of future streets where it would be necessary to serve potential lots; or*
- b. *Alternately, in order to prevent further subdivision or partition of oversized and constrained lots or parcels, restrictions may be imposed on the subdivision or partition plat.*

Staff Finding 56: The proposed subdivision side lot lines run at right angles to 19th Street. No flag lots are proposed as part of this application. The proposal does not include any lots that are planned to be more than double the minimum area for the designated zoning district. The criteria are met.

C. Pedestrian and bicycle trails.

1. *When pedestrian and bicycle accessways are required pursuant to subsection (B)(2)(d) of this section, trails or multiuse pathways shall be installed, consistent and compatible with Federal ADA requirements and with the Oregon Transportation Planning Rule. Trails shall also accommodate bicycle or pedestrian traffic between neighborhoods and activity areas such as schools, libraries, parks, or commercial districts. Trails shall also be required where designated by the Parks Master Plan.*

(...)

D. Transit facilities.

1. *The applicant shall consult with Tri-Met and the City Engineer to determine the appropriate location of transit stops, bus pullouts, future bus routes, etc., contiguous to or within the development site. If transit service is planned to be provided within the next two years, then facilities such as pullouts shall be constructed per Tri-Met standards at the time of development. More elaborate facilities, like shelters, need only be built when service is existing. Additional rights-of-way may be required of developers to accommodate buses.*

(...)

Staff Finding 57: The proposed subdivision does not include any pedestrian and bicycle trails or transit facilities. The criteria do not apply.

E. Grading.

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

F. Water.

Staff Finding 58: An existing water main is located in 19th Street. The applicant’s preliminary street and utility plan in Exhibit PD-1. The utility plan will be reviewed for compliance with West Linn CDC standards by the City Engineer prior to issuance of building permit. The criteria are met.

G. Sewer.

Staff Finding 59: An existing sanitary sewer main is located in 19th Street adjacent to the subject property. See the applicant’s preliminary street and utility plan. The utility plan will be reviewed for compliance with West Linn CDC standards by the City Engineer prior to issuance of building permit. The criteria are met.

H. Storm detention and treatment. All proposed storm detention and treatment facilities comply with the standards for the improvement of public and private drainage systems located in the West Linn Public Works Design Standards, as demonstrated by stormwater plan and report stamped by a professional engineer.

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

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

Staff Finding 61: The City franchise agreements require an eight-foot public utility easement along the 19th Street frontage. The applicant shall show the utility easement on the face of the final plat per Condition of Approval 5. Subject to the Conditions of Approval, the criteria are met.

J. Supplemental provisions.

.....

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

Staff Finding 62: The project has been conditioned to comply with Engineering standards in the City Municipal Code and Community Development Code (see Condition of Approval 2). The City Engineer will review all street lighting plans prior to final plat approval. Subject to the Conditions of Approval, the criteria are met.

6. Underground utilities. All utilities, such as electrical, telephone, and television cable, that may at times be above ground or overhead shall be buried underground in the case of new development. Exceptions shall be permitted in those cases where adjacent properties have above-ground utilities and where the development site's frontage is under 200 feet and the site is less than one acre. High voltage transmission lines, as classified by Portland General Electric or electric service provider, are also exempted. Where adjacent future development is planned or proposed, conduits may be required at the direction of the City Engineer. All services shall be underground with the exception of standard above-grade equipment such as some meters, etc.

Staff Finding 63: Above ground utilities are not directly adjacent to the subject property. The criteria do not apply.

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

8. Mix requirement. The "mix" rule means that developers shall have no more than 15 percent of the R-2.1 and R-3 development as single-family residential (including duplex, triplex, quadplex, and townhouse development). The intent is that the majority of the site shall be developed as medium high density multifamily housing.

Staff Finding 64: The subject property is zoned R-10, Residential, which requires a 10,000 sq. ft. minimum lot size. The subject property is 61,744 sq. ft. The application calls for an approximately 500-foot X 20-foot wide (500 X 20 = 10,000 square feet) shared access drive and a 45-foot X 120-foot long hammerhead turnaround (45 X 120 = 5400 square feet) thus a reduction of approximately 15,000 square feet of the buildable lot size is applied. Maximum density permitted on the subject property is four lots (46,344/10,000 = 4.63 lots). The applicant proposes four lots, which is 100 percent of the maximum density. The criteria are met.

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

CDC 55.105(C)(2)

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

Staff Finding 65: There are no heritage trees on the subject property. The applicant shall apply for tree removal permits as part of the development process with any future development. The criteria are met.

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

Staff Finding 66: There are no heritage trees on the subject property. The applicant shall apply for tree removal permits as part of the development process with any future development. The criteria are met..

b. Required protected areas include the following:

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

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

Staff Finding 67: There are no Type I or II lands on the subject property. There are no heritage trees on the subject property. The applicant did not submit a tree inventory report with DBH size so significant trees cannot be identified. Therefore, the applicant shall apply for tree removal permits as part of the development process with any future development. Subject to the Conditions of Approval, the criteria are met.

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

Staff Finding 68: The subject property does not have any protected areas. The criteria do not apply.

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

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

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

Staff Finding 70: The subject property is zoned R-10, Residential, which requires a 10,000 sq. ft. minimum lot size. The subject property is 61,744 sq. ft. The application calls for an approximately 500-foot X 20-foot wide (500 X 20 = 10,000 square feet) shared access drive and a 45-foot X 120-foot long hammerhead turnaround (45 X 120 = 5400 square feet) thus a reduction of approximately 15,000 square feet of the buildable lot size is applied. Maximum density permitted on the subject property is four lots (46,344/10,000 = 4.63 lots). The applicant proposes four lots, which is 100 percent of the maximum density. The criteria are met.

f. *Where an applicant proposes grading within the required protected area for significant tree(s) or significant tree clusters, the applicant may request an exception to the tree protection requirements of this section in order to remove the significant tree(s) or tree cluster(s). The applicant shall submit evidence to the Planning Director that the grading is necessary for the development of street grades, per City construction codes, and that all reasonable alternative grading plans have been considered and cannot work. The applicant shall then submit a mitigation plan to the City Arborist to compensate for the removal of the tree(s) on an "inch-by-inch" basis (e.g., a 48-inch Douglas fir could be replaced by 12 trees, each four inches). The mix of tree sizes and types shall be approved by the City Arborist.*

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

Chapter 92 REQUIRED IMPROVEMENTS

92.010 PUBLIC IMPROVEMENTS FOR LAND DIVISIONS

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

...

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

...

Q. Joint mailbox facilities.

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

*Chapter 99 PROCEDURES FOR DECISION MAKING: QUASI-JUDICIAL
99.030 APPLICATION PROCESS: WHO MAY APPLY, PRE-APPLICATION CONFERENCE,
REQUIREMENTS, REFUSAL OF APPLICATION, FEES*

.....

B. Pre-application conferences.

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

a. Boundary changes, per Chapter 81 CDC;

.....

l. Land divisions;

Staff Finding 73: The applicant attended a pre-application conference on May 1, 2024 to discuss the proposed division of land. The criteria are met.

99.038 NEIGHBORHOOD CONTACT REQUIRED FOR CERTAIN APPLICATIONS

Staff Finding 74: The applicant attended and presented at the Willamette Neighborhood Association met on August 14, 2024 to discuss the proposed project. The applicant provided a certified mail receipt verifying contact with the Willamette Neighborhood Association President requesting a meeting, an affidavit of notice verifying posting of the notice and mailing of the notice to property owners within 500 ft, a copy of the meeting minutes, and an audio recording of the meeting. The criteria are met.

EXHIBIT PD-1 APPLICANT SUBMITTAL

DEVELOPMENT REVIEW APPLICATION

For Office Use Only

STAFF CONTACT Chris Myers	PROJECT NO(S). SUB-24-02	PRE-APPLICATION NO. PA-24-08
NON-REFUNDABLE FEE(S) \$4,900 + 500 inspection fee	REFUNDABLE DEPOSIT(S)	TOTAL \$5,400

Type of Review (Please check all that apply):

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

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

Site Location/Address:	Assessor's Map No.:
	Tax Lot(s):
	Total Land Area:

Brief Description of Proposal:

Applicant Name*:	Phone:
Address:	Email:
City State Zip:	

Owner Name (required):	Phone:
Address:	Email:
City State Zip:	

Consultant Name:	Phone:
Address:	Email:
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.
3. A decision may be reversed on appeal. The decision will become effective once the appeal period has expired.
4. Submit this form, application narrative, and all supporting documents as a single PDF through the [Submit a Land Use Application](https://westlinnoregon.gov/planning/submit-land-use-application) web page: <https://westlinnoregon.gov/planning/submit-land-use-application>

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

DEVELOPMENT REVIEW CHECKLIST

The application form and supporting materials should be submitted electronically through <https://westlinnoregon.gov/planning/submit-land-use-application> as one (1) .pdf file. To create a single PDF file, go to [Adobe Acrobat Free Merge PDF](#) online tool. [Other free Acrobat PDF tools](#) like converting a file to PDF or reducing the file size are available on the Adobe website.

Supporting reports may be uploaded separately through this web form *if* the file size is too large. The separate submissions should be numbered (i.e., Submittal 1 of 2) and noted under transmittal contents. All plan set files MUST be flattened and reduced.

Submission requirement to upload through the web form:

- .pdf format.
- Individual file size no larger than 128 MB.
- Do not attach 'zip' files. Our server will reject all 'zip' files.
- Reduce and flatten all plan sets BEFORE uploading plan sets. The raster/vector settings should be optimized for printing.

A complete application must include the following:

- Development Review Application. Original signatures from all owners must be on the application form. **Do NOT use DocuSign.**
- A **project narrative** outlining the project's scope in detail, including the changes to the site, structure, landscaping, parking, land use, and lot consolidations.
- Complete written responses to identified approval criteria in the [Community Development Code \(CDC\)](#).
- A Service Provider Letter from Tualatin Valley Fire and Rescue - <https://www.tvfr.com/399/Service-Provider-Permit> Please contact Jason Arn at jason.arn@tvfr.com with any questions about TVF&R requirements.
- Vicinity Map showing the site within the City.
- Site Plan drawn to scale showing the:
 - Taxlot and address of the project,
 - Area of the site (acres or square feet),
 - Zoning and Neighborhood Association,
 - Location and dimensions of existing and proposed buildings, structures,
 - Location of existing and proposed on-site driveways and off-street parking,
 - Configuration and dimensions of all existing and proposed lots and tracts, including a proposed park, open space, and or drainage tracts or easements,
 - Location and width of existing and proposed easement for access, drainage, etc., and
 - Location of existing and proposed trees and other proposed landscaping.
 - Location of existing public and private utilities, easements, and 100-year floodplain,
 - Sensitive areas, including the location of on-site wetlands and riparian areas,
 - Location of existing off-site driveways across the street,
 - If applicable, internal circulation system, name, and location of existing and proposed roadways and roadway easements (private and public), and
 - Location and width of existing and proposed on-site pedestrian and bicycle facilities on-site.
- If applicable, a Utility Plan and Landscape plan, drawn to scale.
- If applicable, Building elevation drawings with exterior elevations for every side of each structure, height including building materials and floor levels, drawn to scale.
- If required, documentation of any required meeting with the respective City-recognized neighborhood association per CDC [99.038](#).
- Any other materials identified by city staff at the pre-application meeting.

For applications that the Planning Commission decides, the applicant or applicant's representative should present their proposal to the PC at the public hearing.

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



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

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

REV 6-30-20

Project Information

Applicant Name: Tracy Brown

Address: 17075 Fir Drive, Sandy, OR 97055

Phone: 503-781-0453

Email: tbrownplan@gmail.com

Site Address: 2015 19th Street

City: West Linn

Map & Tax Lot #: 2S1E34DD tax lot 1200

Business Name: NW Timber Development

Land Use/Building Jurisdiction: West Linn

Land Use/ Building Permit # TBD

Choose from: Beaverton, Tigard, Newberg, Tualatin, North Plains, West Linn, Wilsonville, Sherwood, Rivergrove, Durham, King City, Washington County, Clackamas County, Multnomah County, Yamhill County

Project Description

New Residential development

Permit/Review Type (check one):

Land Use / Building Review - Service Provider Permit

Emergency Radio Responder Coverage Install/Test

LPG Tank (Greater than 2,000 gallons)

Flammable or Combustible Liquid Tank Installation (Greater than 1,000 gallons)

* Exception: Underground Storage Tanks (UST) are deferred to DEQ for regulation.

Explosives Blasting (Blasting plan is required)

Exterior Toxic, Pyrophoric or Corrosive Gas Installation (in excess of 810 cu.ft.)

Tents or Temporary Membrane Structures (in excess of 10,000 square feet)

Temporary Haunted House or similar

OLCC Cannabis Extraction License Review

Ceremonial Fire or Bonfire (For gathering, ceremony or other assembly)

For Fire Marshal's Office Use Only

TVFR Permit # 2024-0133

Permit Type: SPP West Linn

Submittal Date: 09-05-2024

Assigned To: DFM Arn

Due Date: NA

Fees Due: \$0.

Fees Paid: \$0.

Approval/Inspection Conditions
(For Fire Marshal's Office Use Only)

<p align="center">This section is for application approval only</p> <p>Fire Marshal or Designee _____ Date _____</p> <p>Conditions:</p> <p>See Attached Conditions: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Site Inspection Required: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p align="center">SUB-24-02</p>	<p align="center">This section used when site inspection is required</p> <p>Inspection Comments:</p> <p>_____</p> <p align="center">Final TVFR Approval Signature & Emp ID _____ Date _____ Planning Manager Decision</p>
---	--



www.tvfr.com

Command & Business Operations Center
and North Operating Center
11945 SW 70th Avenue
Tigard, Oregon 97223-8566
503-649-8577

South Operating Center
8445 SW Elligsen Road
Wilsonville, Oregon
97070-9641
503-649-8577

Training Center
12400 SW Tonquin Road
Sherwood, Oregon
97140-9734
503-259-1600

FIRE DEPARTMENT ACCESS AND WATER SUPPLY PERMIT CHECKLIST

Project Name	Address and/or Legal Description	TVF&R Permit #
Description of Proposed Work:		Jurisdiction:
Bldg. Square Footage:	Type of Construction: <p style="text-align: center;">Type IA</p>	Fire Sprinklers: Y <input type="checkbox"/> N <input type="checkbox"/>
Fire Alarms: Y <input type="checkbox"/> N <input type="checkbox"/>	Bldg. Height: (Measured to gutter line or top of parapet)	ERRC <input type="checkbox"/> MERRC <input type="checkbox"/> N/A <input type="checkbox"/>

Complete checklist below if the submittal involves constructing or altering a building.

ITEM #	PROVIDED		REQUIREMENT	CODE REF
1	Y	N/A	Fire service plans shall consist of a site plan and elevation views of buildings. The site plan shall be labeled as FS-1. Elevation view sheets shall be FS-2, FS-3, etc.	OFC 105.4.2
2	Y	N/A	Access roads shall be within 150 feet of all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility. An approved turnaround is required if the remaining distance to an approved intersecting roadway, as measured along the fire apparatus access road, is greater than 150 feet. (OFC 503.1.1)	OFC 503.1.1
3	Y	N/A	Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround. Diagrams can be found in the corresponding guide located at: http://www.tvfr.com/DocumentCenter/View/1296 .	OFC 503.2.5 & D103.1
4	Y	N/A	Buildings exceeding 30 feet in height or three stories in height shall have at least two separate means of fire apparatus access.	D104.1
5	Y	N/A	Buildings or facilities having a gross building area of more than 62,000 square feet shall have at least two approved separate means of fire apparatus access. Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.	OFC D104.2
6	Y	N/A	Multifamily projects having more than 100 dwelling units shall be provided with two separate and approved fire apparatus access roads. Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1, 903.3.1.2. Projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus roads regardless of whether they are equipped with an approved automatic sprinkler system.	OFC D106
7	Y	N/A	Buildings with a vertical distance between the grade plane and the highest roof surface that exceeds 30 feet in height shall be provided with a fire apparatus access road constructed for use by aerial apparatus with an unobstructed driving surface width of not less than 26 feet. For the purposes of this section, the highest roof surface shall be determined by	OFC D105.1, D105.2

ITEM #	PROVIDED		REQUIREMENT	CODE REF
			measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of the parapet walls, whichever is greater. Any portion of the building may be used for this measurement, provided that it is accessible to firefighters and is capable of supporting ground ladder placement.	
8	Y	N/A	Developments of one- or two-family dwellings, where the number of dwelling units exceeds 30, shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3. Exception: Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1, 903.3.1.2, or 903.3.1.3 of the International Fire Code, access from two directions shall not be required.	OFC D107
9	Y	N/A	At least one of the required aerial access routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial access road is positioned shall be approved by the Fire Marshal. Overhead utility and power lines shall not be located over the aerial access road or between the aerial access road and the building.	OFC D105.3, D105.4
10	Y	N/A	Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the area to be served (as identified by the Fire Marshal), measured in a straight line between accesses.	OFC D104.3
11	Y	N/A	Fire apparatus access roads shall have an unobstructed driving surface width of not less than 20 feet (26 feet adjacent to fire hydrants and an unobstructed vertical clearance of not less than 13 feet 6 inches.	OFC 503.2.1 & D103.1
12	Y	N/A	The fire district will approve access roads of 12 feet for up to three dwelling units (Group R-3) and accessory (Group U) buildings.	OFC 503.1.1
13	Y	N/A	Where access roads are less than 20 feet and exceed 400 feet in length, turnouts 10 feet wide and 30 feet long may be required and will be determined on a case by case basis.	OFC 503.2.2
14	Y	N/A	Where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface, "No Parking" signs shall be installed on one or both sides of the roadway and in turnarounds as needed. Signs shall read "NO PARKING - FIRE LANE" and shall be installed with a clear space above grade level of 7 feet. Signs shall be 12 inches wide by 18 inches high and shall have red letters on a white reflective background.	OFC D103.6
15	Y	N/A	Where required, fire apparatus access roadway curbs shall be painted red (or as approved) and marked "NO PARKING FIRE LANE" at 25-foot intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background	OFC 503.3
16	Y	N/A	Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet and shall extend 20 feet before and after the point of the hydrant.	OFC D103.1
17	Y	N/A	Where access roads are less than 20 feet and exceed 400 feet in length, turnouts 10 feet wide and 30 feet long may be required and will be determined on a case by case basis.	OFC 503.2.2
18	Y	N/A	Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 75,000 pounds live load (gross vehicle weight). Documentation from a registered engineer that the final construction is in accordance with approved plans or the requirements of the Fire Code may be requested.	OFC 503.2.3
19	Y	N/A	The inside turning radius and outside turning radius shall not be less than 28 feet and 48 feet respectively, measured from the same center point.	OFC 503.2.4 & D103.3
20	Y	N/A	Fire apparatus access roadway grades shall not exceed 15%. Alternate methods and materials may be available at the discretion of the Fire Marshal (for grade exceeding 15%).	OFC D103.2
21	Y	N/A	Approved forest dwellings (in which the structure meets all County forest dwelling fire siting, fire retardant roof, and spark arrestor requirements) are allowed up to 20% maximum grade. Access roads greater than 20% shall be considered on a case-by-case basis. Forest dwelling access roads shall be an all-weather surface capable of supporting imposed loads of not less than 37,000 pounds gross vehicle weight and be no less than 12 feet minimum width. All other access requirements, including turnarounds shall be determined upon a heavy brush unit response capability to the individual property.	OFC 503.1.1 & D102.1.1

ITEM #	PROVIDED		REQUIREMENT	CODE REF
	Y	N/A		
22	Y	N/A	Turnarounds shall be as flat as possible and have a maximum of 5% grade with the exception of crowning for water run-off.	OFC 503.2.7 & D103.2
23	Y	N/A	Intersections shall be level (maximum 5%) with the exception of crowning for water run-off.	OFC 503.2.7 & D103.2
24	Y	N/A	Portions of aerial apparatus roads that will be used for aerial operations shall be as flat as possible. Front to rear and side to side maximum slope shall not exceed 10%.	OFC D103.2
25	Y	N/A	Gates securing fire apparatus roads shall comply with all of the following: 1. Minimum unobstructed width shall be not less than 20 feet (or the required roadway surface width). 2. Gates shall be set back at minimum of 30 feet from the intersecting roadway or as approved. 3. Electric gates shall be equipped with a means for operation by fire department personnel. 4. Electric automatic gates shall comply with ASTM F 2200 and UL 325.	OFC D103.5, & 503.6
26	Y	N/A	Private bridges shall be designed and constructed in accordance with the State of Oregon Department of Transportation and American Association of State Highway and Transportation Officials Standards <i>Standard Specification for Highway Bridges</i> . Vehicle load limits shall be posted at both entrances to bridges when required by the Fire Marshal.	OFC 503.2.6
27	Y	N/A	Applicants shall provide documentation of a fire hydrant flow test or flow test modeling of water availability from the local water purveyor if the project includes a new structure or increase in the floor area of an existing structure. Tests shall be conducted from a fire hydrant within 400 feet for commercial projects, or 600 feet for residential development. Flow tests will be accepted if they were performed within 5 years as long as no adverse modifications have been made to the supply system. Water availability information may not be required to be submitted for every project.	OFC Appendix B
28	Y	N/A	Where a portion of a commercial building is more than 400 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided.	OFC 507.5.1
29	Y	N/A	Where the most remote portion of a residential structure is more than 600 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the structure(s), on-site fire hydrants and mains shall be provided.	OFC 507.5.1
30	Y	N/A	Rural one-and-two-family dwellings, where there is no fixed and reliable water supply and there is approved access, shall not be required to provide a firefighting water supply.	OFC B103
31	Y	N/A	Detached U occupancies, in rural areas, that are in excess of 3,600 square feet are not required to have a water supply when they have approved fire department access.	OFC D102
32	Y	N/A	Fire hydrants shall be located not more than 15 feet from an approved fire apparatus access roadway unless approved by the Fire Marshal.	OFC C102.1
33	Y	N/A	Where fire hydrants are subject to impact by a motor vehicle, guard posts, bollards or other approved means of protection shall be provided.	OFC 507.5.6 & OFC 312
34	Y	N/A	FDCs shall be located within 100 feet of a fire hydrant (or as approved). Hydrants and FDC's shall be located on the same side of the fire apparatus access roadway or drive aisle, fully visible, and recognizable from the street or nearest point of the fire department vehicle access or as otherwise approved.	OFC 912.2.1 & NFPA 13

ITEM #	PROVIDED		REQUIREMENT	CODE REF
35	Y	N/A	<p>In new buildings where the design reduces the level of radio coverage for public safety communications systems below minimum performance levels, a distributed antenna system, signal booster, or other method approved by TVF&R and Washington County Consolidated Communications Agency shall be provided.</p> <p>http://www.tvfr.com/DocumentCenter/View/1296.</p> <ul style="list-style-type: none"> • Emergency responder radio system testing and/or system installation is required for this building. Please contact me (using my contact info below) for further information including an alternate means of compliance that is available. If the alternate method is preferred, it must be requested from TVF&R prior to issuance of building permit. • Testing shall take place after the installation of all roofing systems; exterior walls, glazing and siding/cladding; and all permanent interior walls, partitions, ceilings, and glazing. <p>MERRC Q&A MERRC Q&A MERRC Permit Application MERRC Permit Application</p>	OFC 510, Appendix F, & OSSC 915
36	Y	N/A	<p>A Knox box for building access may be required for structures and gates. See Appendix B for further information and detail on required installations. Order via www.knoxbox.com or contact TVF&R for assistance and instructions regarding installation and placement.</p>	OFC 506.1



After recording return to:
Donald Douglas Burke
1090 S Woodbine Road
West Linn, OR 97068

Until a change is requested all tax
statements shall be sent to the
following address:
Donald Douglas Burke
1090 S Woodbine Road
West Linn, OR 97068

File No.: 7072-4099286 (LLS)
Date: August 30, 2023

FIRST AMERICAN 4099286-SS

STATUTORY WARRANTY DEED

Elizabeth R. McNamara and Michael F. McNamara, as tenants by the entirety, Grantor, conveys and warrants to **Donald Douglas Burke**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2023-2024** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$1,200,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 10th day of Sept, 2023.
Elizabeth R. McNamara
Elizabeth R. McNamara
Michael F. McNamara
Michael F. McNamara

STATE OF Oregon)

County of Clackamas)

This instrument was acknowledged before me on this 10th day of Sept, 2023
by Elizabeth R. McNamara and Michael F. McNamara.

Notary Public for Oregon
My commission expires: 8/29/25



EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Clackamas, State of Oregon, described as follows:

LOT 2, TRACT "J" WILLAMETTE FALLS ACREAGE TRACTS, IN THE CITY OF WEST LINN, COUNTY OF CLACKAMAS AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE EAST ALONG THE SOUTH BOUNDARY OF SAID LOT 2, A DISTANCE OF 466.7 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST BOUNDARY OF SAID LOT 2, A DISTANCE OF 216.7 FEET TO A POINT AND THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO RALPH C. STEARNS, ET UX, BY DEED RECORDED APRIL 25, 1955, IN BOOK 494, PAGE 632, CLACKAMAS COUNTY DEED RECORDS; THENCE WEST ALONG THE SOUTH BOUNDARY OF THE SAID STEARNS TRACT, 466.7 FEET TO A POINT ON THE WEST BOUNDARY OF SAID LOT 2; THENCE SOUTH ALONG SAID WEST BOUNDARY, 216.7 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT: BEGINNING AT A POINT ON THE WEST BOUNDARY OF SAID LOT 2, THAT IS 250 FEET SOUTH OF THE NORTHWEST CORNER OF SAID TRACT "J", SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO RALPH C. STEARNS, ET UX, IN BOOK 494, PAGE 632, CLACKAMAS COUNTY DEED RECORDS; THENCE EAST ALONG THE SOUTH BOUNDARY OF SAID STEARNS TRACT 366.7 FEET TO A POINT; THENCE SOUTH PARALLEL WITH THE WEST BOUNDARY OF SAID LOT 2, A DISTANCE OF 106.7 FEET TO A POINT; THENCE WEST PARALLEL WITH THE SOUTH BOUNDARY OF SAID STEARNS TRACT, 366.7 FEET TO A POINT ON THE WEST BOUNDARY OF SAID LOT 2; THENCE NORTH ALONG SAID WEST BOUNDARY 106.7 FEET TO THE POINT OF BEGINNING.

NOTE: This Legal Description was created prior to January 01, 2008.

Project Narrative Layton Place Subdivision

2015 19th Street, West Linn Oregon
2S 1E 34DD, tax lot 1200



Prepared by Tracy Brown Planning Consultants, LLC
September 2024

I. General Project Description

Burke Development requests approval of an expedited land division per the requirements of ORS 197.360 - 197.380 to develop a four-lot residential subdivision known as “Layton Place”. The subject property located at 2015 19th Street, West Linn and consists of a single tax lot (2S1E34DD tax lot 1200) containing 1.42 acres. An existing single family residence is located on the property that will remain. The majority of the trees have recently been removed from the site.

The subject property is zoned Residential R-10 and does not contain any resource overlays or development restrictions. The applicant proposes dividing the property into four lots accessed by a 20 foot wide access wide within a 25 foot wide easement along the southern line of the property.

The applicant attended a pre-application conference with the City to review the project on May 1, 2024 (PA-24-08). In addition, a neighborhood meeting was held with the Willamette Neighborhood Association on August 14, 2024.

As detailed in the submitted narrative, the proposal complies with all applicable code standards and the applicant respectfully requests the application be approved.

II. Application Approval Requests

The applicant is seeking concurrent review of the following requests with this application:

- Expedited Land Division

III. Application Materials

The following items are included with this application:

- Signed Land Use Application
- Proof of Ownership (Vesting Deeds)
- Project Narrative
- Civil Plans
 - Sheet 1 - Cover Sheet and Notes
 - Sheet 2 - Existing Conditions
 - Sheet 3 - Tentative Plan
 - Sheet 4 - Tree Removal and Preservation Plan
 - Sheet 5 - Typical Sections
 - Sheet 6 - 19th Street Plan
 - Sheet 7 - Planter Details 1
 - Sheet 8 - Planter Details 2
 - Sheet 9 - Grading and ESC Plan
 - Sheet 10 - Composite Site and Utility Plan
 - Sheet 11 - Main Driveway and Storm Plan
 - Sheet 12 - Main Driveway Turnaround and Storm Plan
 - Sheet 13 - Sewer and Water Plan and Profile
 - Sheet 14 - Roadway Details
 - Sheet 15 - Storm Details

- Sheet 16 - Sewer Details 1
- Sheet 17 - Sewer Details 2
- Sheet 18 - Water Details
- Sheet 19 - ESC Notes and Details
- Preliminary Stormwater Report
- Tualatin Fire Service Provider Permit
- NA Meeting Materials (from 8/14/24 meeting)

IV. Code Analysis

Development applications are required to meet standards set forth in the City of West Linn Development Code. All code standards have been addressed in this format with the exception of the following sections identified below by *italics* type. These sections have been addressed in this document. The following code sections are reviewed in this narrative.

- Chapter 11 - Residential R-10
- Chapter 42 - Clear Vision Areas
- Chapter 44 - Fences
- Chapter 46 - Off-street Parking, Loading and Reservoir Areas
- Chapter 48 - Access, Agrees, and Circulation
- Chapter 54 - Landscaping
- Chapter 85 - Land Division General Provisions
- Chapter 89 - Subdivisions and Partition Plats
- Chapter 92 - Required Improvements
- Chapter 96 - Street Improvements
- Chapter 99 - Procedures for Decision making

Chapter 11 - Residential R-10

Section 11.030 - Permitted uses

The following are uses permitted outright in this zoning district:

1. Single-family attached or detached residential unit.
 - a. Duplex residential units.
 - b. Triplex residential units.
 - c. Quadplex residential units.

Response: *The subject property contains an existing single family residence that will remain. After subdivision approval, the applicant intends to develop the property with one or more of the uses permitted in this section.*

Section 11.070 - Dimensional requirements

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

STANDARD	REQUIREMENT	RESPONSE
Minimum lot size	10,000 sf	<i>All lots contains at least 10,000sf. Complies</i>
Minimum lot width at front lot line	35 ft	<i>All lots exceed 35 feet in width at the front line. Complies</i>
Average minimum lot width	50 ft	<i>All lots exceed 50 feet in width. Complies</i>
Minimum yard dimensions or minimum building setbacks		<i>N/A</i>
Front yard	20 ft	<i>All structures will comply with this standard as applicable.</i>
Interior side yard	7.5 ft	<i>The existing residence is setback 7.5 feet from the new lot line. Complies</i>
Street side yard	15 ft	<i>All structures will comply with this standard as applicable.</i>
Rear yard	20 ft	<i>The existing residence is setback 20 feet from the rear lot line. Complies</i>
Maximum building height	35 ft	<i>All structures will comply with this standard as applicable.</i>
Maximum lot coverage	35%	<i>All structures will comply with this standard as applicable.</i>
Minimum accessway width to a lot which does not abut a street or a flag lot	15 ft	<i>All structures will comply with this standard as applicable.</i>
Maximum floor area ratio	0.45	<i>All structures will comply with this standard as applicable.</i>
Duplex, triplex, and quadplex	0.60	<i>All structures will comply with this standard as applicable.</i>

Response: *As detailed in the table above, all lots comply or are capable of complying with the dimensional requirements in this section*

Chapter 42 - Clear Vision Areas

Section 42.020 Clear vision areas required

- A. A clear vision area shall be maintained on the corners of all property adjacent to an intersection as provided by CDC [42.040](#) and [42.050](#).
- B. A clear vision area shall contain no planting, fence, wall, structure or temporary or permanent obstruction (except for an occasional utility pole or tree) exceeding three feet in height, measured from the top of the curb, or, where no curb exists, from the street centerline grade, except that trees exceeding this height may be

located in this area, provided all branches below eight feet are removed. (Ord. [1192](#), 1987)

Response: *As detailed in Section 42.050 below, a clear vision area in compliance with the requirements of this section will be maintained at the intersection of the private access drive and 19th Street.*

Section 42.030 Exceptions

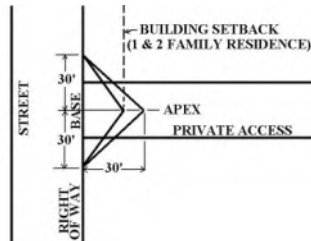
The following described area in Willamette shall be exempt from the provisions of this chapter. The units of land zoned General Commercial which abut Willamette Falls Drive, located between 10th and 16th Streets. Beginning at the intersection of Willamette Falls Drive and 11th Street on 7th Avenue to 16th Street; on 16th Street to 9th Avenue; on 9th Avenue to 14th Street to the Tualatin River; following the Tualatin River and Willamette River to 12th Street; on 12th Street to 4th Avenue; on 4th Avenue to 11th Street; on 11th Street to Willamette Falls Drive. This described area does not include the northerly side of Willamette Falls Drive. (Ord. [1636](#) § 29, 2014)

Response: *The subject property does not qualify for an exception to this standard.*

Section 42.050 Computation, Accessway Less than 24 feet in Width

The clear vision area for street and accessway intersections (accessways having less than 24 feet in width) shall be that triangular area whose base extends 30 feet along the street right-of-way line in both directions from the centerline of the accessway at the front setback line of a single-family and two-family residence, and 30 feet back from the property line on all other types of uses.

Clear vision area for corner lots and driveways less than 24 feet in width:



Response: *A clear vision area in compliance with this section will be maintained at the intersection of the private access drive and 19th Street.*

Chapter 44 - Fences

Section 44.020 - Site-obscuring fence

A. A sight- or non-sight-obscuring fence may be located on the property line or in a yard setback area subject to the following:

1. The fence is located within:
 - a. A required front yard area, and it does not exceed three feet, except pillars and driveway entry features subject to the requirements of Chapter [42](#) CDC, Clear Vision Areas, and approval by the Planning Director;
 - b. A required side yard which abuts a street and it is within that portion of the side yard which is also part of the front yard setback area and it does not exceed three feet;

- c. A required side yard which abuts a street and it is within that portion of the side yard which is not also a portion of the front yard setback area and it does not exceed six feet provided the provisions of Chapter 42 CDC are met;
- d. A required rear yard which abuts a street and it does not exceed six feet; or
- e. A required side yard area which does not abut a street or a rear yard and it does not exceed six feet.

Response: *All fencing will be designed in accordance with the requirements of this section.*

B. Fence or wall on a retaining wall. When a fence is built on a retaining wall or an artificial berm, the following standards shall apply:

- 1. When the retaining wall or artificial berm is 30 inches or less in height from finished grade, the maximum fence or wall height on top of the retaining wall shall be six feet.
- 2. When the retaining wall or earth berm is greater than 30 inches in height, the combined height of the retaining wall and fence or wall from finished grade shall not exceed eight and one-half feet.
- 3. Fences or walls located on top of retaining walls or earth berms in excess of 30 inches above finished grade may exceed the total allowed combined height of eight and one-half feet; provided, that the fence or wall is located a minimum of two feet from the retaining wall and the fence or wall height shall not exceed six feet.

Response: *All proposed fencing or wall on a retaining wall will be designed in accordance with the requirements of this section.*

Section 44.030 - Screen of outdoor storage

- A. All service, repair, and storage activities carried on in connection with any commercial, business or industrial activity and not conducted within an enclosed building shall be screened from view of all adjacent properties and adjacent streets by a sight-obscuring fence.
- B. The sight-obscuring fence shall be in accordance with provisions of Chapter 42 CDC, Clear Vision Areas, and shall be subject to the provisions of Chapter 55 CDC, Design Review.

Response: *The subject property is zoned for residential uses and the requirements of this section are not applicable.*

Section 44.040 - Landscaping

Landscaping which is located on the fence line and which impairs sight vision shall not be located within the clear vision area as provided in Chapter 42 CDC.

Response: *The applicant understands the requirements of this section.*

Section 44.050 - Standards for construction

- A. The structural side of the fence should face the owner’s property; and
- B. The sides of the fence abutting adjoining properties and the street shall be maintained. (Ord. 1291, 1990)

Response: The applicant understands the requirements of this section.

Chapter 46 - Off-Street Parking, Loading and Reservoir Areas

Section 46.030 - Submittal requirements

For any application requiring design review approval, which includes parking areas, the applicant shall submit, within the design review package, a plan drawn to scale showing all the elements necessary to indicate that the requirements of Chapter 55 CDC are met and it shall include but not be limited to:

Response: All proposed uses on the subject property will be for residential purposes and do not require design review approval as specified in this section.

Section 46.040 - Approval standards

Approval shall be based on the standards set forth in this chapter and Chapter 48 CDC, Access, Egress and Circulation; Chapter 52 CDC, Signs; and Chapter 54 CDC, Landscaping. (Ord. 1463, 2000; Ord. 1745 § 1 (Exh. A), 2023)

Response: The applicant understands the requirements of this section.

Section 46.080 - Computation of required parking spaces

Response: The applicant understands the requirements of this section.

Section 46.090 - Minimum off-street parking requirements

A.	<u>Residential parking space requirements.</u>		
	1	Single-family residences (attached or detached).	1 space for each dwelling unit; may or may not be in garage or carport.
	2	Two-family residences and duplexes.	1 space for each dwelling unit; may or may not be in garage or carport.
	3	Triplexes.	1 space for each dwelling unit; may or may not be in garage or carport. For lots or parcels less than 3,000 square feet: 1 space in total; For lots or parcels greater than or equal to 3,000 square feet but less than 5,000 square feet: 2 spaces in total; For lots or parcels greater than or equal to 5,000 square feet: 3 spaces in total. Stacking one car behind the other is permitted only when the parking spaces are allocated to specific dwelling units and the driveway width allows for the interior vehicle to maneuver around the other parked vehicles.

	4 Quadplexes.	<p>1 space for each dwelling unit; may or may not be in garage or carport.</p> <p>For lots or parcels of less than 3,000 square feet: 1 space in total;</p> <p>For lots or parcels greater than or equal to 3,000 square feet but less than 5,000 square feet: 3 spaces in total;</p> <p>For lots or parcels greater than or equal to 5,000 square feet but less than 7,000 square feet: 3 spaces in total; and</p> <p>For lots or parcels greater than or equal to 7,000 square feet: 4 spaces in total.</p> <p>Stacking one car behind the other is permitted only when the parking spaces are allocated to specific dwelling units and the driveway width allows for the interior vehicle to maneuver around the other parked vehicles.</p>
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Response: *The existing residential home and all future dwellings will be designed to comply with the requirements of this section.*

Section 46.150 - Design and improvement standards

Response: *The majority of the standards in this section, except as detailed below, do not apply to the proposed residential subdivision.*

8. Off-street parking spaces for single-family attached and detached residences shall be improved with a paved surface. Other parking facilities for single-family homes that are to accommodate additional vehicles, boats, recreational vehicles, and trailers, etc., need not be paved. All parking for multifamily residential development shall be paved with concrete or asphalt. Driveways shall measure at least 20 feet from the back of sidewalk to garage or the end of the parking pad to accommodate cars and sport utility vehicles without the vehicles blocking the public sidewalk.

Response: *All parking spaces proposed with the existing and future residences will be improved with a paved surface.*

10. Access drives shall have a minimum vision clearance as provided in Chapter 42 CDC, Clear Vision Areas.

Response: *The proposed access drive will be designed in compliance with the standards in Chapter 42 as reviewed above.*

15. The maximum driveway grade for single-family housing shall be 15 percent. The 15 percent shall be measured along the centerline of the driveway only. Grades elsewhere along the driveway shall not apply. Variations require approval of a Class II variance by the Planning Commission pursuant to Chapter 75 CDC.

Regardless, the last 18 feet in front of the garage must maintain a maximum grade of 12 percent as measured along the centerline of the driveway only. Grades elsewhere along the driveway shall not apply.

Response: *The subject property is relatively flat and all driveways will comply with this standard.*

Chapter 48 - Access, Agrees, and Circulation

Section 48.020 - Applicability and general provisions

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

Response: *The requirements of this section appear to be applicable to the subject property.*

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

Response: *All lots will either have direct access to 19th street or access provided by an access drive connected to 19th Street. This standard is met.*

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

Response: *The applicant understands the requirements of this section.*

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

Response: *The applicant understands the requirements of this section.*

- E. Owners of two or more uses, structures, lots, parcels, or units of land may agree to utilize jointly the same access and egress when the combined access and egress of both uses, structures, or parcels of land satisfies the requirements as designated in this code; provided, that satisfactory legal evidence is presented to the City Attorney in the form of deeds, easements, leases, or contracts to establish joint use. Copies of said instrument shall be placed on permanent file with the City Recorder.

Response: *A joint use and maintenance agreement will be established with the final plat for all lot sharing access to the proposed private access drive. This standard is met.*

- F. Property owners with access to their property via platted stems of flag lots may request alternate access as part of a discretionary review if other driveways and easements are available and approved by the City Engineer.

Response: *The applicant understands the requirements of this section.*

Section 48.025 - Access control

- A. Purpose. The following access control standards apply to public, industrial, commercial and residential developments including land divisions. Access shall be managed to maintain an adequate level of service and to maintain the functional classification of roadways as required by the West Linn Transportation System Plan.

Response: *The applicant understands the requirement of this section.*

- B. Access control standards.

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

Response: *The City did not require submission of a traffic impact analysis with this application.*

2. In order to comply with the access standards in this chapter, the City or other agency with access permit jurisdiction may require the closing or consolidation of existing curb cuts or other vehicle access points, recording of reciprocal access easements (i.e., for shared driveways), development of a frontage street, installation of traffic control devices, and/or other mitigation as a condition of granting an access permit. Access to and from off-street parking areas shall not permit backing onto a public street.

Response: *19th Street is classified as a Neighborhood Route and access control is not required except that only a single access is permitted per lot frontage.*

3. Access options. When vehicle access is required for development (i.e., for off-street parking, delivery, service, drive-through facilities, etc.), access shall be provided from a public street adjacent to the development lot or parcel. Street accesses shall comply with access spacing standards in subsection (B)(6) of this section, the West Linn Public Works Design Standards, and TSP. As an alternative, the applicant may request alternative access provisions listed below as Option 1 and Option 2, subject to approval by the City Engineer through a discretionary process.

- 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. For the purpose of this subsection, a mid-block lane is a narrow private drive providing lot frontage and access for rear lot development.
- 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 ensure access to the closest public street for all users of the private street/ drive.

Response: *Access to the proposed lots will be provided by a shared access easement/drive.*

4. Subdivisions fronting onto an arterial street. New residential land divisions fronting onto an arterial street shall be required to provide alleys or secondary (local or collector) streets for access to individual lots. When alleys or secondary streets cannot be constructed due to topographic or other physical constraints, access may be provided by consolidating driveways for clusters of two or more lots.
Response: *No lots in the proposed subdivision will front an arterial street. This standard is met.*

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.
Response: *No double frontage lots are proposed. This standard is met.*

6. Access spacing.
 - a. The access spacing standards found in Tables 14 and 15 of the TSP and in CDC 48.060 shall be applicable to all newly established public street intersections, non-traversable medians, and curb cuts. Deviation from the access spacing standards may be granted by the City Engineer as part of a discretionary review if the applicant demonstrates that the deviation will not compromise the safe and efficient operation of the street and highway system.
Response: *No public streets are proposed.*

 - b. Private drives and other access ways are subject to the requirements of CDC 48.060.
Response: *A private access drive is proposed and will be designed in compliance with CDC 48.060 as required.*

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

8. Shared driveways. For residential development, shared driveways may be required in order to meet the access spacing standards in subsection (C)(6) of this section. For non-residential development, the number of driveway and private street intersections with public streets shall be minimized by the use of shared driveways

with adjoining lots where feasible. The City shall require shared driveways as a condition of land division or site design review, as applicable, for traffic safety and access management purposes in accordance with the following standards:

- a. When necessary pursuant to this subsection (C)(8), shared driveways and/or frontage streets shall be required to consolidate access onto a collector or arterial street. When shared driveways or frontage streets are required, they shall be stubbed to adjacent developable parcels to indicate future extension. “Stub” means that a driveway or street temporarily ends at the property line, but may be extended in the future as the adjacent lot or parcel develops. “Developable” means that a lot or parcel is either vacant or it is likely to receive additional development (i.e., due to infill or redevelopment potential).
- b. Access easements (i.e., for the benefit of affected properties) shall be recorded for all shared driveways, including pathways, at the time of final plat approval or as a condition of site development approval.
- c. Exception. Exceptions to the shared driveway or frontage street requirements may be granted as part of a discretionary review if the City determines that existing development patterns or physical constraints (e.g., topography, lot or parcel configuration, and similar conditions) prevent extending the street/ driveway in the future.

Response: No shared driveways are proposed. Each lot created with the subdivision will be provided with its own access driveway.

- C. Street connectivity and formation of blocks required. In order to promote efficient vehicular and pedestrian circulation throughout the City, land divisions and site developments shall produce complete blocks bounded by a connecting network of public and/or private streets, in accordance with the following standards:
 1. Block length and perimeter. The maximum block length shall not exceed 800 feet along a collector, neighborhood route, or local street, or 1,800 feet along an arterial, unless a smaller block length is required pursuant to CDC 85.200(B)(2).
 2. Street standards. Public and private streets shall also conform to Chapter 92 CDC, Required Improvements, and to any other applicable sections of the West Linn Community Development Code and approved TSP.
 3. Exception. Exceptions to the above standards may be granted as part of a discretionary review when blocks are divided by one or more pathway(s), in conformance with the provisions of CDC 85.200(C), Pedestrian and bicycle trails, or cases where extreme topographic (e.g., slope, creek, wetlands, etc.) conditions or compelling functional limitations preclude implementation, not just inconveniences or design challenges.

Response: The proposed development represents infill residential development. No public streets are proposed or required and the proposed private access drive does not represent a block as detailed in this section. The requirements of this section are not applicable.

Chapter 54 - Landscaping

Section 54.020 - Approval criteria

A. Tree preservation.

1. Intent and guidance. In designing the new project, every reasonable attempt should be made to preserve and protect existing trees and to incorporate them into the new landscape plan. Similarly, significant landscaping (e.g., bushes, shrubs) should be integrated. The rationale is that saving a 30-foot-tall mature tree helps maintain the continuity of the site, they are qualitatively superior to two or three two-inch caliper street trees, they provide immediate microclimate benefits (e.g., shade), they soften views of the street, and they can increase the attractiveness, marketability, and value of the development.
2. Inventory required. Every development proposal shall submit an inventory of existing site conditions, which includes significant trees and heritage trees.
3. To encourage tree preservation in parking lots, the parking requirement may be reduced by one space for every significant tree, as defined in CDC 2.030, that is preserved in the parking lot area for a maximum reduction of 10 percent of the required parking.
4. Developers must also comply with the municipal code chapter on tree protection and, if applicable, with CDC 55.100(B) or 55.105(B).
5. Heritage trees. Heritage trees are trees which, because of their age, type, notability, or historical association, are of special importance. Heritage trees are trees designated by the City Council following review of a nomination. A heritage tree may not be removed without a public hearing at least 30 days prior to the proposed date of removal. Development proposals involving land with heritage tree(s) shall be required to protect and save the tree(s). Further discussion of heritage trees is found in the municipal code.

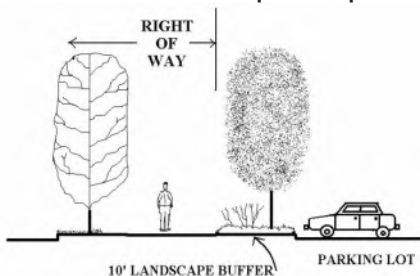
Response: An existing conditions survey is included with the application package. The subject not contain contain any identified significant or heritage trees. Due to the details of the proposed development, only a minimal number of trees will be retained on the site.

B. Landscaping - By type, location and amount.

1. Residential uses (non-single-family). A minimum of 25 percent of the gross site area including parking, loading and service areas shall be landscaped, and may include the open space and recreation area requirements under CDC 55.100 or 55.105, as applicable. Parking lot landscaping may be counted in the percentage.
2. Non-residential uses. A minimum of 20 percent of the gross site area shall be landscaped. Parking lot landscaping may be counted in the percentage.
3. Parking area landscaping - All uses (residential uses (non-single-family) and non-residential uses):
 - a. There shall be one shade tree planted for every eight parking spaces, except as required under subsection (B)(3)(d) of this section. Shade trees are defined as medium to large trees with a canopy, at maturity, at least 40 feet in diameter. These trees shall be evenly distributed throughout the parking lot to provide shade.
 - b. Parking lots with over 20 spaces shall have a minimum 10 percent of the interior of the parking lot devoted to landscaping. Pedestrian walkways in the landscaped areas are not to be counted in the percentage. The perimeter

landscaping, as provided in subsection (B)(3)(h) of this section, shall not be included in the 10 percent figure.

- c. Parking lots with 10 to 20 spaces shall have a minimum five percent of the interior of the parking lot devoted to landscaping. The perimeter landscaping, as provided in subsection (B)(3)(h) of this section, shall not be included in the five percent.
- d. Parking lots with fewer than 10 spaces shall have perimeter landscaping, if required under subsection (B)(3)(h) of this section, and at least two shade trees.
- e. Non-residential parking areas paved with a permeable parking surface may reduce the required minimum interior landscaping by one-third for the area with the permeable parking surface only.
- f. The landscaped areas shall not have a width of less than five feet and shall be uniformly distributed throughout the parking or loading area.
- g. The soils, site, proposed soil amendments, and proposed irrigation system shall be appropriate for the healthy and long-term maintenance of the proposed plant species.
- h. A parking, loading, or service area which abuts a street shall be set back from the right-of-way line by perimeter landscaping in the form of a landscaped strip at least 10 feet in width. When a parking, loading, or service area or driveway is contiguous to an adjoining lot or parcel, there shall be an intervening five-foot-wide landscape strip. The landscaped area shall contain:



- 1) Trees spaced as appropriate to the species, not to exceed 30 feet apart on center, on the average;
 - 2) Shrubs, not to reach a height greater than three feet, six inches, spaced no more than five feet apart on the average; and
 - 3) Vegetative ground cover such as grass, wildflowers, or other landscape material to cover 100 percent of the exposed ground within two growing seasons. No bark mulch shall be allowed except under the canopy of low level shrubs.
- i. If over 50 percent of the lineal frontage of the main street or arterial adjacent to the development site comprises parking lot, the landscape strip between the right-of-way and parking lot shall be increased to 15 feet in width and shall include terrain variations (e.g., one-foot-high berm) plus landscaping. This extra requirement only applies to one street frontage.
 - j. All areas in a parking lot not used for parking, maneuvering, or circulation shall be landscaped.

- k. The landscaping in parking areas shall maintain minimum vision clearance as provided in Chapter 42 CDC, Clear Vision Areas.

Response: The requirements in this section do not apply to single family residential uses as is proposed.

4. Other landscaping standards - All uses (residential uses (non-single-family) and non-residential uses):

- a. Outdoor storage areas, service areas (loading docks, refuse deposits, and delivery areas), and above-ground utility facilities shall be buffered and screened to obscure their view from adjoining properties and to reduce noise levels to acceptable levels at the property line. The adequacy of the buffer and screening shall be determined by the criteria set forth in CDC 55.100(C)(1) or 55.105(G), as applicable.
- b. For non-residential development, crime prevention shall be considered and plant materials shall not be located in a manner which prohibits surveillance of public and semi-public areas (shared or common areas).
- c. Irrigation facilities shall be located so that landscaped areas can be properly maintained and so that the facilities do not interfere with vehicular or pedestrian circulation.
- d. For commercial, office, and other non-residential sites, the developer shall select trees that possess the following characteristics:
 - 1) Provide generous “spreading” canopy for shade.
 - 2) Roots do not break up adjacent paving.
 - 3) Tree canopy spread starts at least six feet up from grade in, or adjacent to, parking lots, roads, or sidewalks unless the tree is columnar in nature.
 - 4) No sticky leaves or sap-dripping trees (no honey-dew excretion).
 - 5) No seed pods or fruit-bearing trees (flowering trees are acceptable).
 - 6) Disease-resistant.
 - 7) Compatible with planter size.
 - 8) Drought-tolerant unless irrigation is provided.
 - 9) Attractive foliage or form all seasons.
- e. Plant materials (shrubs, ground cover, etc.) shall be selected for their appropriateness to the site, drought tolerance, year-round greenery and coverage, staggered flowering periods, and avoidance of nuisance plants (Scotch broom, etc.).

Response: The requirements in this section do not apply to single family residential uses as is proposed.

C. Landscaping (trees) in new subdivision.

- 1. Street trees shall be planted by the City within the planting strips (minimum six-foot width) of any new subdivision in conformity with the street tree plan for the area, and in accordance with the planting specifications of the Parks and Recreation Department. All trees shall be planted during the first planting season after occupancy. In selecting types of trees, the City Arborist may determine the appropriateness of the trees to local conditions and whether that tree has been

overplanted, and whether alternate species should be selected. Street trees shall also conform to standards in Chapter 8 of the Municipal Code on tree protection.

2. The cost of street trees shall be paid by the developer of the subdivision.
3. The fee per street tree, as established by the City, shall be based upon the following:
 - a. The cost of the tree;
 - b. Labor and equipment for original placement;
 - c. Regular maintenance necessary for tree establishment during the initial two-year period following the City schedule of maintenance; and
 - d. A two-year replacement warranty based on the City's established failure rate.

Response: This section requirements street trees to be planted along the improved 19th Street frontage.

- D. Landscaping requirements in water resource areas (WRAs). Pursuant to CDC 32.110(E)(3) the requirements of this chapter relating to total site landscaping, landscaping buffers, landscaping around parking lots, and landscaping the parking lot interior may be waived or reduced in a WRA application without a variance being required.

Response: The subject property is not located in an identified water resource area.

Section 54.040 - Installation

- A. All landscaping shall be installed according to accepted planting procedures.
- B. The soil and plant materials shall be of good quality.
- C. Landscaping shall be installed in accordance with the provisions of this code.
- D. Certificates of occupancy shall not be issued unless the landscaping requirements have been met or other arrangements have been made and approved by the City such as the posting of a bond.

Response: The applicant understands that all required landscaping including street trees are required to be installed in compliance with this section.

Section 54.070 - Specification summary

Percentage of residential/multifamily site to be landscaped. (25 percent)

Response: This section requires a minimum of 25% of a residential site to be landscaped. The applicant understands the requirements of this section.

Chapter 85 - Land Division - General Provisions

Section 85.010 - Purpose

- A. The purpose of the land division provisions of this code is to implement the Comprehensive Plan; to provide rules and standards governing the approval of plats of subdivisions (four lots or more) and partitions (three lots or fewer); to help direct the development pattern; to lessen congestion in the streets; to increase street safety; to efficiently provide water, sewage, and storm drainage service; and to conserve energy resources.
- B. The purpose is further defined as follows:

1. To improve our sense of neighborhood and community and increase opportunities for socialization.
 2. To comply with the State's Transportation Planning Rule (TPR), which seeks to encourage alternate forms of transportation and reduce reliance upon the private automobile and vehicle miles traveled by increasing accessibility within and between subdivisions and neighborhoods. This may be accomplished by designing an easily understood, interconnected pattern of streets, bicycle and foot paths, and accommodation of transit facilities. Cul-de-sacs are to be discouraged unless site conditions dictate otherwise.
 3. To reduce pedestrian/vehicle conflicts and create a safe and attractive environment for pedestrians and bicyclists.
 4. To protect natural resource areas such as drainageways, Willamette and Tualatin River greenways, creeks, habitat areas, and wooded areas as required by other provisions of this code or by the layout of streets and graded areas so as to minimize their disturbance.
 5. To protect the natural features and topography by minimizing grading and site disturbance and by requiring proper erosion control techniques.
 6. To arrange the lots and streets so as to minimize nuisance conditions such as glare, noise, and vibration.
 7. To maximize passive solar heating benefits by orienting the streets on an east-to-west axis which increases exposure to the sun.
 8. To arrange for the efficient layout of utilities and infrastructure as well as their extension to adjacent properties in a manner consistent with either adopted utility plans or sound engineering practices.
 9. To arrange lots and roads to create reasonably buildable lots and acceptable driveway grades.
 10. To encourage the arrangement of increased densities and smaller lots in proximity to needed services and schools as well as transportation corridors so as to reduce vehicle miles traveled and to encourage alternate modes of travel.
 11. To encourage design experimentation and creativity.
 12. To arrange for the mitigation of impacts generated by new development. These impacts include increased automobile, foot, and bicycle traffic. These impacts are to be mitigated at the developer's cost, by the provision of streets, sidewalks, bicycle and foot paths, and traffic control devices within, contiguous to, and nearby the development site. Similarly, increased demand on local infrastructure such as water lines, sanitary sewer lines, and storm drainage and detention facilities, should be offset by improving existing facilities or providing new ones.
- Response: The proposed four lot residential development is designed in accordance with all applicable standards and requirements. The proposal furthers the purposes of these sections as required.*

Section 85.020 - Scope

- A. This division shall apply to all subdivisions and partitions within the City limits of West Linn.
- B. No person shall subdivide or create a partition except in conformity with the provisions of this code and Chapter 92 ORS. Chapter 92 ORS states that all

partitions and subdivisions of land require a final plat to be prepared by a registered professional land surveyor; all corners must be monumented, the partition or subdivision plat must be approved by the City and County surveyor, as appropriate, and recorded with the County recorder.

- C. No building permit shall be issued for any parcel or lot which was created by subdivision or partition if it is not approved and in conformity with the provisions of this code.
- D. No excavation of land or construction of any public or private improvement shall take place or be commenced except in conformity with the provisions of this code.
Response: The applicant understands Chapter 85 applies to the proposed subdivision.

Section 85.030 - Sale or negotiation to sell

- A. No person shall sell any lot in any subdivision to which approval is required until such approval is obtained. No person shall negotiate to sell any lot in a subdivision until the tentative plan has been approved.
- B. A person may negotiate to sell any parcel in a partition for which approval of a tentative plan is required, but shall not sell a parcel prior to approval.
- C. No building permits will be issued for tentatively approved lots or parcels until the final plat is recorded or substantial completion of conditions of development as defined in ORS [455.175](#) and a financial guarantee is provided per Chapter [91](#) CDC.
Response: The applicant understands the requirements of this section.

Section 85.070 - Administration and approval process

- A. The application shall be filed by the record owner(s) of the property or by an authorized agent who has a letter of authorization from the property owners of record. The burden of proof will be upon the applicant to demonstrate the validity of the ownership, if challenged.
- B. Action on the application for a tentative plan shall be as provided by Chapter [99](#) CDC.
 - 1. The Planning Director shall approve, deny, or approve with conditions an application for a partition subject to the provisions of CDC [85.200](#), [99.060\(A\)](#), and [99.110](#). The Director's decision may be appealed to the City Council as provided by CDC [99.240\(A\)](#).
 - 2. The Planning Commission shall approve, deny, or approve with conditions an application for a tentative plan for a subdivision subject to the provisions of CDC [85.200](#), [99.060\(B\)](#), and [99.110](#). A petition for review of the Planning Commission's decision may be filed as provided by CDC [99.240](#).
 - 3. Action on the final plat shall be ministerial and taken by the Planning Director and City Engineer, and the Planning Director and City Engineer shall approve a final subdivision or partition plat upon the finding that the approval criteria set forth in CDC [89.050](#) have been satisfied. The Planning Director's and City Engineer's decision may be appealed to the Planning Commission by the applicant, and the Planning Commission shall make its decision based on testimony from the applicant and the Director.

Response: The applicant understands the requirements of this section.

Section 85.100 Non-compliance bond

Amendments to subdivision/partitions shall be required when 10 percent or more of the housing type changes (e.g., from single-family units to multifamily units) from the tentatively approved plan, or when there is more than a 10 percent change in the number of units, or when the layout of streets and lots significantly changes.

Response: The applicant understands the requirements of this section.

Section 85.110 - Staged development

The applicant may elect to develop the site in stages. Staged development shall be subject to the provisions of CDC [99.125](#). However, notwithstanding the provisions of CDC [99.125](#), in no case shall the time period for final platting and recording all stages with the County be greater than five years without refileing the application.

Response: The applicant intends to development the proposed four lot subdivision in a single phase.

Section 85.120 - Partial development

Where the tentative subdivision or partition plan is limited to only part of the potential development site, and the unsubdivided portion of the property is greater than 300 percent of the minimum lot size allowed in the underlying zoning district, a tentative layout for the streets for the unsubdivided portion shall be required.

Response: The proposed subdivision includes the entirety of the subject property. This standard is met.

Section 85.140 - Pre-application Conference Required

- A. An applicant shall participate in a pre-application conference with staff prior to the submission of a complete tentative plan.
- B. The Planning staff shall explain the applicable plan policies, ordinance provisions, opportunities, and constraints which may be applicable to the site and type of proposed land division.
- C. The City Engineering staff shall explain the public improvement requirements which may be applicable to the site and type of proposed land division, including potential for the applicant to apply for a waiver of street improvements.

Response: A pre-application conference was held with the city on May 1, 2024. This standard is met.

Section 85.150 - Tentative Plan

- A. The applicant shall submit a completed application which shall include:
 - 1. The completed application form(s).
 - 2. Copies of the tentative plan and supplemental drawings shall include one copy at the original scale plus one copy reduced in paper size not greater than 11 inches by 17 inches. The applicant shall also submit one copy of the complete application in a digital format acceptable to the City. When the application submittal is determined to be complete, additional copies may be required as determined by the Community Development Department.
 - 3. A narrative explaining all aspects of land division per CDC [85.200](#).

Response: All of the items required by this section are included in the application package. This standard is met.

B. The applicant shall pay the requisite fee.

Response: The applicant will pay the required application fee for an expedited land division. This standard is met.

Section 85.160 - Submittal Requirements for Tentative Plan

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

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

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

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

1. Proposed name of the subdivision and streets; these names shall not duplicate nor resemble the name of any other subdivision or street in the City and shall be determined by the City Manager or designee. Street names should be easily spelled, pronounced, and of limited length. All new street names must, to the greatest extent possible, respect and be representative of the surrounding geography and existing street names. Street names should consider any prominent historical City figures or neighborhood themes that exist. Subdivision street names may not reference names of the builder or developer.

2. Date, north arrow, scale of drawing, and graphic bar scale.

3. Appropriate identification clearly stating the drawing as a tentative plan.

4. Location of the proposed division of land, with a tie to the City coordinate system, where established, and a description sufficient to define its location and boundaries, and a legal description of the tract boundaries.

5. Names and addresses of the owner, developer, and engineer or surveyor.

Response: All of the items required by this section are included on the tentative plan. This standard is met.

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

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

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

Response: All of the items required by this section are included on the existing conditions plan. This standard is met.

- F. The following proposed improvements shall be shown on the tentative plan or supplemental drawings:
 1. The street location, proposed name, right-of-way width, and approximate radius of curves of each proposed street and street grades. Proposed street names shall comply with the street naming method explained in CDC 85.200(A)(14).
 2. The type, method, and location of any erosion prevention and sediment control measures and/or facilities in accordance with the most current version of Clackamas County's Erosion/Sedimentation Control Plans Technical Guidance Handbook, which are necessary to prevent and control visible or measurable erosion as determined by the following criteria:
 - a. Deposition of soil, sand, dirt, dust, mud, rock, gravel, refuse, or any other organic or inorganic material exceeding one cubic foot in volume in a public right-of-way or public property, or into the City surface water management system either by direct deposit, dropping, discharge, or as a result of erosion; or

- b. Flow of water over bare soils, turbid or sediment-laden flows, or evidence of on-site erosion such as rivulets or bare soil slopes, where the flow of water is not filtered or captured on the development site; or
- c. Earth slides, mud flows, land slumping, slope failure, or other earth movement that is likely to leave the property of origin.

Additional on-site measures may later be required if original measures prove to be inadequate in meeting these attainment standards. For the purposes of this code, “one cubic foot in volume” is defined to include the volume of material, wet or dry, at the time of deposition and includes any water of a discolored or turbid nature.

- 3. Any proposed infrastructure improvements that address those identified in the City of West Linn Transportation System Plan.
- 4. Any proposed bicycle or pedestrian paths. The location of proposed transit stops.
- 5. Any easement(s) - location, width, and purpose of the easement(s).
- 6. The configuration including location and approximate dimensions and area of each lot or parcel, and in the case of a subdivision, the proposed lot and block number.
- 7. A street tree planting plan and schedule approved by the Parks Department.
- 8. Any land area to be dedicated to the City or put in common ownership.
- 9. Phase boundaries shall be shown.

Response: All of the items required by this section are included. This standard is met.

Section 85.190 - Additional Information Required and Waiver of Requirements

- A. The Planning Director may require additional information as part of the application subject to the provisions of CDC 99.035(A).
- B. The applicant may request a waiver of any requirements for the application subject to the provisions of CDC 99.035(B) and (C).

Response: The Planning Director has not requested any additional items not listed above.

Section 85.200 - Approval criteria

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

A. Streets

5. Street improvements.

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

- b. Waiver of required street improvements and in-lieu fee. An applicant may submit a written request for a waiver of abutting street improvements if the improvement would be prohibited by the TSP. When a requested waiver is granted, the applicant shall pay an in-lieu fee equal to the estimated cost, accepted by the City Engineer, of the otherwise required street improvements. As a basis for this determination, the City Engineer shall consider the cost of similar improvements in recent development projects and may require up to three estimates from the applicant. The amount of the fee shall be established prior to the Planning Commission's decision on the associated application. The in-lieu fee shall be used for in-kind or related improvements.
- c. Right-of-way widths shall depend upon which classification of street is proposed. The right-of-way widths are established in the adopted TSP, Exhibits 6 through 9.
- d. Public Works Design Standards. Street design shall conform to the standards of the applicable roadway authority; for City streets that is the West Linn Public Works Design Standards manual. Where a conflict occurs between this code and the Public Works Design Standards manual, the provisions of this code shall govern.

Response: The subject property contains frontage on 19th Street, classified as a neighborhood route. The city has indicated frontage improvements including curb/gutter, sidewalk, and planter strip will be required. This standard is met.

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

Response: 19th Street is classified as a neighborhood route requiring 10 - 12 feet of travel lane, six foot sidewalk, and six foot planter strip per Table 85-1. The applicant intends to complete these improvements as required. This standard is met.

- 18. Sidewalks. Sidewalks shall be installed per CDC [92.010\(H\)](#), Sidewalks. The residential sidewalk width is six feet plus planter strip as specified below. Sidewalks in commercial zones shall be constructed per subsection (A)(6) of this section. See also subsection C of this section. If part of a discretionary review, sidewalk width may be reduced with City Engineer approval to the minimum amount (e.g., four feet wide) necessary to respond to site constraints such as grades, mature trees, rock outcroppings, etc., or to match existing sidewalks or right-of-way limitations.

- 19. Planter strip. The planter strip is between the curb and sidewalk providing space for a grassed or landscaped area and street trees. The planter strip shall be at least six feet wide to accommodate a fully matured tree without the boughs

interfering with pedestrians on the sidewalk or vehicles along the curblin. If part of a discretionary review, planter strip width may be reduced or eliminated, with City Engineer approval, when it cannot be corrected by site plan, to the minimum amount necessary to respond to site constraints such as grades, mature trees, rock outcroppings, etc., or in response to right-of-way limitations.

Response: *A sidewalk and planter strip will be constructed along the site frontage as required. This standard is met.*

21. 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.

Response: *All lots will either have direct access to 19th Street or access provided by a paved access drive. This standard is met.*

B. Blocks and lots.

3. Lot size and shape. Lot or parcel sizes and dimensions shall conform to the minimum standards of the CDC, unless as allowed by planned unit development (PUD). No lot or parcel shall be dimensioned to contain part of an existing or proposed street. All lots or parcels shall be buildable. "Buildable" describes lots that are free of constraints such as wetlands, drainageways, etc., that would make home construction impossible.

Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street parking and service facilities required by the type of use proposed.

Response: *The four proposed lot comply with all minimum standards as required and are free of constraints. This standard is met.*

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

Response: *Access to the proposed subdivision conforms to the requirements of Chapter 48. This standard is met.*

5. Through lots and parcels. Through lots and parcels have frontage on a street at the front and rear property lines. Through lots and parcels shall be avoided except where they are necessary to avoid residential lots with frontage on arterial streets. Additional exceptions may be granted as part of a discretionary review if an applicant proposes through lots to provide separation from adjacent non-residential activities, or to overcome specific disadvantages of topography and orientation. As part of the discretionary review, 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.

Response: *No through lots are proposed.*

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

Response: All lots are rectilinear with the side lot lines at right angles to the street or access drive they face. This standard is met.

7. Flag lots. Flag lots are permitted only where it can be shown that there is adequate lot area to divide a property into two or more lots but there is not enough street frontage to meet the standard minimum requirement and where creation of a street is not necessary to meet connectivity standards. A single flag lot shall have a minimum street frontage of 15 feet for its accessway. Where two to four flag lots share a common accessway, 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 flag lots:

Response: No flag lots are proposed.

8. Large lots or parcels. In dividing tracts into large lots or parcels that are more than double the minimum area designated by the zoning district:
 - a. Those lots must be arranged so as to allow further subdivision, and must contain such easements and site restrictions as will provide for extension and opening of future streets where it would be necessary to serve potential lots; or
 - b. Alternately, in order to prevent further subdivision or partition of oversized and constrained lots or parcels, restrictions may be imposed on the subdivision or partition plat.

Response: Lot 4 is proposed to contain 21,516sf, slightly more than double the 10,000 sf minimum lot size required in the R-10 zone. This lot is arranged so that further division of this lot can occur through the middle housing land division process.

- E. Grading. Grading of building sites shall conform to the following standards unless physical conditions demonstrate the propriety of other standards:
 1. All cuts and fills shall comply with the excavation and grading provisions of the Building Code and the following:
 - a. Cut slopes shall not exceed one and one-half feet horizontally to one foot vertically (i.e., 67 percent grade).
 - b. Fill slopes shall not exceed two feet horizontally to one foot vertically (i.e., 50 percent grade). Please see the following illustration.
 2. If areas are to be graded, compliance with CDC [85.170\(C\)](#) is required.
 3. The proposed grading shall be the minimum grading necessary to meet roadway standards, pursuant to the West Linn Public Works Design Standards, and to create buildable sites, considering maximum allowed driveway grades.
 4. Type I lands shall require a geologic report submitted by a certified engineering geologist, and Type I and Type II lands shall require a geologic hazard report

stamped by a certified geotechnical professional engineer, consistent with the submittal requirements in CDC 85.170(C)(3).

5. The review authority may impose conditions, including limits on type or intensity of land use, necessary to mitigate known risks of landslides or property damage, based on the conclusions and recommendations of the geologic report.
6. On land with slopes in excess of 12 percent, cuts and fills shall be regulated as follows:
 - a. Toes of cuts and fills shall be set back from the boundaries of separate private ownerships at least three feet, plus one-fifth of the vertical height of the cut or fill. Where an exception is required from that requirement, slope easements shall be provided.
 - b. Cuts shall not remove the toe of any slope where a severe landslide or erosion hazard exists.
 - c. Any structural fill shall be designed by a registered engineer in a manner consistent with the intent of this code and standard engineering practices, and certified by that engineer that the fill was constructed as designed.
 - d. Retaining walls shall be constructed pursuant to Section 2308(b) of the Oregon State Structural Specialty Code.
7. Land over 50 percent slope shall be developed only where the applicant cannot meet the standards of Chapter 24 CDC. In such cases, the development will provide that:
 - a. At least 70 percent of the land over 50 percent slope will remain free of structures or impervious surfaces.
 - b. Emergency access can be provided per the TVF&R service provider permit.
 - c. Design and construction of the project will not cause erosion or land slippage per the geologic report and geologic hazard report.
 - d. Grading, stripping of vegetation, and changes in terrain are the minimum necessary to construct the development in accordance with subsection J of this section.

Response: *The subject property is relatively level and will not require extensive grading. The submitted Grading and Erosion Control Plan addresses the requirements of this section.*

F. Water.

1. A plan for domestic water supply lines or related water service facilities shall be prepared consistent with the adopted Comprehensive Water System Master Plan, updated in 2008, and subsequent superseding revisions or updates. The plan shall include:
 - a. Location and sizing of the water lines consistent with the Water System Master Plan and West Linn Public Works Design Standards.
 - b. For all non-single-family developments, there shall be a demonstration of adequate fire flow to serve the site, as demonstrated by consistency with West Linn Public Works Design Standards.
 - c. A written statement, signed by the City Engineer, that water service can be made available to the site by the construction of on-site and off-site improvements and that such water service has sufficient volume and pressure

to serve the proposed development's domestic, commercial, industrial, and fire flows.

Response: *The submitted Utility Plan shows the location of proposed water connections.*

G. Sewer.

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

Response: *The submitted Utility Plan shows the location of proposed sanitary sewer connections*

- H. Storm detention and treatment. All proposed storm detention and treatment facilities comply with the standards for the improvement of public and private drainage systems located in the West Linn Public Works Design Standards, as demonstrated by stormwater plan and report stamped by a professional engineer.

Response: *The submitted Utility Plan shows the location of proposed stormwater facilities. A preliminary stormwater report is also included.*

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

Response: A Public Utility Easement is provided along the frontage of all lots adjacent to 19th Street and the proposed access drive. No other utility easement are required.

- J. Supplemental provisions.

1. Wetland and natural drainageways. Wetlands and natural drainageways shall be protected as required by Chapter 32 CDC, Water Resource Area Protection.
2. Willamette and Tualatin Greenways. The Willamette and Tualatin River Greenways shall be protected as required by Chapter 28 CDC, Willamette and Tualatin River Protection.
3. Street trees. Street trees are required as identified in Section 8.720 of the municipal code and Chapter 54 CDC.
4. Lighting. All subdivision street or alley lights shall meet West Linn Public Works Design Standards.
5. Dedications and exactions. The City may require an applicant to dedicate land and/or construct a public improvement that provides a benefit to property or persons outside the property that is the subject of the application when the exaction is roughly proportional. No exaction shall be imposed unless supported by a determination that the exaction is roughly proportional to the impact of development.
6. Underground utilities. All utilities, such as electrical, telephone, and television cable, that may at times be above ground or overhead shall be buried underground in the case of new development. Exceptions shall be permitted in those cases where adjacent properties have above-ground utilities and where the development site's frontage is under 200 feet and the site is less than one acre. High voltage transmission lines, as classified by Portland General Electric or electric service provider, are also exempted. Where adjacent future development is planned or proposed, conduits may be required at the direction of the City Engineer. All services shall be underground with the exception of standard above-grade equipment such as some meters, etc.
7. Density requirement. Density shall occur at 70 percent or more of the maximum density allowed by the underlying zoning. These provisions do not apply when density is transferred from Type I and II lands as defined in CDC 02.030. Development of Type I or II lands are exempt from these provisions. Land divisions of three lots or less are also exempt.
8. Mix requirement. The "mix" rule means that developers shall have no more than 15 percent of the R-2.1 and R-3 development as single-family residential (including duplex, triplex, quadplex, and townhouse development). The intent is that the majority of the site shall be developed as medium high density multifamily housing.
9. Heritage trees/significant tree and tree cluster protection. All heritage trees, as defined in Section 8.710 of the municipal code, shall be protected. If requested by

the applicant, diseased heritage trees, as determined by the City Arborist, may be removed. Significant trees and significant tree clusters, as defined in CDC [2.030](#), shall be protected pursuant to CDC [55.100](#)(B)(2) or [55.105](#)(B)(2), as applicable.

Response: Street trees will be provided as required. The city has not indicated any other dedications or exaction are required along 19th Street. All overhead utility lines will be underground as required. The proposed development complies with the maximum density allowed for the site. These standards are met.

Chapter 89 - Subdivision and partition plats

Section 89.010 - Submission of subdivision plat

A. Within three years after approval of the tentative plan and after the completion of all granted extensions, the developer shall cause the final plat, or any part thereof, to be surveyed and a final plat prepared by a licensed land surveyor and submitted to the Planning Director in conformance with:

1. The approved tentative plan;
2. The factors set forth in this chapter;
3. The provisions of Chapter [55](#) CDC, Design Review; and
4. The provisions of Chapter [91](#) CDC, Improvement Guarantee.

Response: The applicant understands the requirements of this section.

B. The developer shall submit the original mylar plat intended for recording, a mylar plat copy and five prints of the final plat and any supplementary information to the Planning Director. The plat and copy shall be prepared to the standards for polyester film plats as adopted by this code.

Response: The applicant understands the requirements of this section.

Section 89.020 - Information required for final plat

A. In addition to that required for the tentative plan or otherwise specified by law, the following information shall be shown on the plat:

1. The date, scale, north point (generally pointing up), legend, and controlling topography such as drainageways and highways.
 - a. County roads shall show County road number.
 - b. Adjacent plats, lots, parcels and/or unplatted land with fine dashed lines, and designated lots, blocks, plat names and County plat numbers.
2. Legal description of the tract boundaries and total plat area.
3. Name and address of the surveyor.
4. Reference points of existing surveys identified and related to the plat by distances and bearings, and references to a Record of Survey filed with the County Surveyor as follows:
 - a. All monuments, or other evidence found on the ground and used to determine the boundaries of the subdivision.
 - b. Adjoining corners of all adjoining subdivisions.
 - c. Whenever the City or County has established the centerline of a street adjacent to or within the proposed subdivision, the location of this line and monuments found or reset must be tied and shown.

- d. All other monuments found or established in making the survey of the subdivision or required to be installed by provision of this chapter.
- e. The exact location, width and names of streets, pedestrian ways, and bicycle paths within and intersecting the boundary of the tract.
- f. Lines with dimensions, bearings, or central angles, radii, arcs, chords, chord bearings, points of curvature, and tangent bearings for tract, lot, and block boundaries, and street rights-of-way, and centerlines. Normal high water lines for any creek, drainageway, or other body of water. Tract boundaries and street bearings shall be shown to the nearest second of angle with basis of bearing noted on the plat. All distances shall be shown to at least the nearest 0.01 feet. No ditto marks shall be used. Lot, tract, parcel, and total plat areas should be shown to the nearest one square foot.
- g. The width of that portion of streets being dedicated or deeded, the width of any existing right-of-way and the width each side of the centerline. For streets on curvature, curve data shall be based on the street centerline.
- h. Easements denoted by fine dotted lines, clearly identified, and, if already of record, their recorded reference. Each easement is to be definitely located. Each easement shall show the following: The width of the easement, its length and bearing, and/or sufficient ties to definitely locate the easement with respect to the subdivision. If the easement is being dedicated by the map, it shall be properly referenced in the owner's certificate of dedication and by other notes on the face of the plat.
- i. Plat name or partition number, lot and block or parcel number shall be per ORS [92.050\(4\)](#) and [92.090\(1\)](#). The numbers shall be solid, of sufficient size and thickness to stand out and so placed as not to obliterate any figure.
- j. Identification of land parcels to be dedicated or deeded for any purpose, public or private, to be distinguished from lots intended for sale.
- k. Building setback lines, if any are to be made a part of the subdivision restrictions and not shown on the recorded plat.
- l. The City may require a separate mylar copy of the plat with the setbacks added.
- m. Designation of proposed partitions of subdivisions to be platted, if any indicated proposed sequence of platting.
- n. The following certificates, which may be combined where appropriate:
 - 1) A certificate signed and acknowledged by all parties having any record title interest in the land subdivided, consenting to the preparation and record of said map.
 - 2) A certificate signed and acknowledged as above, dedicating all parcels of land shown on the final map and intended for any public use, except land dedicated for public roadways of partitions, in which case separate deeds shall be accepted by the City and recorded with the County. Those parcels which are for the exclusive use of the lot owners in the subdivision, their licenses, visitors, tenants and servants shall require a signed certificate and be acknowledged as above.
 - 3) A certificate signed by the surveyor responsible for the survey and final map; the signature of the surveyor to be accompanied by their seal.

4) All other certifications now or hereafter required by law.

Response: The applicant understands the requirements of this section.

B. Standards for polyester film plats.

1. All plats for subdivisions, partitions, condominiums, and cemeteries shall meet the following minimum standards and requirements in addition to any standards and requirements prescribed by Oregon Revised Statutes, County ordinances, or other similar documents.
2. Plat materials. Plats shall be prepared upon material that is 18 inches by 24 inches in size with an additional three-inch binding edge on the left side for a total size of 18 inches by 27 inches.

Response: The applicant understands the requirements of this section.

Section 89.050 - Approval and approval criteria

A. No plat shall be approved unless the Planning Director finds:

1. The provisions of this chapter have been satisfied.
2. The streets and roads for public use are dedicated without any reservation or restriction other than reversionary right upon vacation of any such street or road and easements for public utilities.
3. The streets and roads held for private use and indicated on the tentative plan of such subdivision or partition have been approved by the City.
4. The plat complies with any applicable zoning ordinance or regulations adopted under ORS 92.044 that are in effect.
5. The plat is in substantial conformity with the provisions of the tentative plan as approved.
6. Where required as a condition of approval, the plan contains a dedication or deed to the public of all common improvements, including but not limited to streets, roads, parks, sewerage disposal, and water supply systems.
7. Where common improvements are required as a condition of approval, explanations of the common improvements have been recorded and referenced on the plat.

Response: All of the items detailed in this section will be included on the final plat as applicable.

B. No plat of a subdivision or partition shall be approved unless the City Engineer finds:

1. A certificate from the domestic water supplier that water is available to each and every lot, or a bond, contract or other assurance by the subdivider that water will be installed to each and every lot or a statement that no domestic water supply facility will be provided as required by ORS 92.090(4).
2. A certificate from the sewage disposal system supplier that a sewage disposal system will be available to each and every lot, or a bond, contract or other assurance by the developer that a sewer will be installed to each and every lot, or a statement that no sewage system will be provided as required by ORS 92.090(5).
3. The requirements of Chapter 91 CDC, Improvement Guarantee, have been met.

Response: The applicant understands the City Engineer will also need to review and approve the final plat.

- C. No plat of a subdivision or partition shall be approved unless the City Surveyor finds:
1. The plat is in conformance with ORS [92.050](#) thru [92.090](#) and CDC [89.020](#).
 2. The plat mylar original and mylar copy conform to the standards for polyester film plats as required by CDC [89.020\(B\)](#).
 3. The post monumentation bond or cash deposit in the amount of 120 percent of the estimated cost of placing the interior monumentation has been furnished to the City. The estimated cost shall be prepared by the platting surveyor and approved by the City Surveyor.

Response: The applicant understands the City Surveyor will also need to review and approve the final plat.

Section 89.090 - Effective date of final approval

- A. A subdivision shall become final upon recording the plat under ORS [92.120](#)(1) with Clackamas County.

Response: The applicant understands the details in this section.

Chapter 92 - Required Improvements

Section 92.010 - Public improvements for land divisions

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

A. Streets within subdivisions.

1. All streets within a subdivision, including alleys, shall be graded for the full right-of-way width and improved in accordance with the West Linn Public Works Design Standards and with the street cross sections in Exhibits 6 through 9 of the Transportation System Plan, unless the applicant requests an exception as part of a discretionary review and the decision-making authority makes the following findings:
 - a. The right-of-way cannot be reasonably improved in a manner consistent with City road standards or with City standards for the protection of wetlands and natural drainageways.
 - b. The right-of-way does not provide a link in a continuous pattern of connected local streets, or, if it does provide such a link, that an alternative street link already exists or the applicant has proposed an alternative street which provides the necessary connectivity, or the applicant has proven that there is no feasible location on the property for an alternative street providing the link.

Response: The applicant understands the requirements of this section.

2. When the decision-making authority makes these findings, the decision-making authority may impose any of the following conditions of approval:
 - a. A condition that the applicant initiate vacation proceedings for all or part of the right-of-way.

- b. A condition that the applicant build a trail, bicycle path, or other appropriate way.

If the applicant initiates vacation proceedings pursuant to subsection (A)(2)(a) of this section, and the right-of-way cannot be vacated because of opposition from adjacent property owners, the City Council shall consider and decide whether to process a City-initiated street vacation pursuant to Chapter 271 ORS.

Construction staging area shall be established and approved by the City Engineer. Clearing, grubbing, and grading for a development shall be confined to areas that have been granted approval in the land use approval process only. Clearing, grubbing, and grading outside of land use approved areas can only be approved through a land use approval modification and/or an approved Building Department grading permit for survey purposes. Catch basins shall be installed and connected to pipe lines leading to storm sewers or drainageways.

Response: None of the items in this section have been identified.

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

Response: Given site conditions, no street extensions are required

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

1. Be graded for the full right-of-way width and approved in accordance with the West Linn Public Works Design Standards;
2. Install pedestrian and bicycle infrastructure and two full travel lanes adjacent to the subdivision in accordance with CDC 85.200(A)(3);
3. Install required stormwater and utility facilities adjacent to the subdivision in accordance with the West Linn Public Works Design Standards; and
4. Comply with adopted West Linn Public Works Design Standards.

Response: The applicant understands the requirements of this section.

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

Response: The applicant understands the requirements of this section.

- E. Storm detention and treatment. For Type I, II and III lands (refer to definitions in Chapter 02 CDC), a registered civil engineer must prepare a storm detention and treatment plan, at a scale sufficient to evaluate all aspects of the proposal, and a statement that demonstrates:

1. The location and extent to which grading will take place indicating general contour lines, slope ratios, slope stabilization proposals, and location and height of retaining walls, if proposed.
2. All proposed storm detention and treatment facilities comply with the standards for the improvement of public and private drainage systems located in the West Linn Public Works Design Standards.
3. There will be no adverse off-site impacts, including impacts from increased intensity of runoff downstream or constrictions causing ponding upstream.
4. There is sufficient factual data to support the conclusions of the plan.
5. Per CDC [99.035](#), the Planning Director may require the information in subsections (E)(1), (2), (3) and (4) of this section for Type IV lands if the information is needed to properly evaluate the proposed site plan.

Response: The applicant understands the requirements of this section.

F. Sanitary sewers. Sanitary sewers shall be installed in accordance with the West Linn Public Works Design 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 their share of the construction.
2. If the installation is not made as an assessment project, the City may reimburse the subdivider an amount estimated to be a proportionate share of the cost for each connection made to the sewer by property owners outside of the subdivision for a period of 10 years from the time of installation of the sewers. The actual amount shall be determined by the City Administrator considering current construction costs.

Response: The applicant understands the requirements of this section.

G. Water system. Water lines with valves and fire hydrants providing service to each building site in the subdivision and connecting the subdivision to City mains shall be installed. Prior to starting building construction, the design shall take into account provisions for extension beyond the subdivision and to adequately grid the City system. Hydrant spacing is to be based on accessible area served according to City standards. If required water mains will directly serve property outside the subdivision, the City may reimburse the developer an amount estimated to be the proportionate share of the cost for each connection made to the water mains by property owners outside the subdivision for a period of 10 years from the time of installation of the mains. If oversizing of water mains is required to areas outside the subdivision as a general improvement, but to which no new connections can be identified, the City may reimburse the developer that proportionate share of the cost for oversizing. The actual amount and reimbursement method shall be as determined by the City Administrator considering current or actual construction costs.

Response: The applicant understands the requirements of this section.

H. Sidewalks.

1. Sidewalks shall be installed on both sides of a public street and in any special pedestrian way within the subdivision, except that in the case of primary or secondary arterials, or special type industrial districts, or special site conditions, the Planning Commission may approve a subdivision without sidewalks if requested by the applicant as part of a discretionary review, and only if alternate pedestrian routes are available.

In the case of the through lots, provision of sidewalks along the frontage not used for access shall be the responsibility of the developer. On all other frontages, providing front and side yard sidewalks shall be the responsibility of the land owner at the time a request for a building permit is received. Additionally, deed restrictions and CC&Rs shall reflect that sidewalks are to be installed prior to occupancy and it is the responsibility of the lot or homeowner to provide the sidewalk, except as required above for through lots.

2. At the applicant's option, on local streets serving only single-family dwellings, sidewalks may be constructed during home construction, but a letter of credit shall be required from the developer to ensure construction of all missing sidewalk segments within four years of final plat approval pursuant to CDC 91.010(A)(2).
3. The sidewalks shall be located and designed consistent with the street cross sections in Exhibits 6 through 9 of the Transportation System Plan. If requested by the applicant through a discretionary review, reductions in sidewalk 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.
4. Sidewalks shall be buffered from the roadway on high volume arterials or collectors by landscape strip or berm of three and one-half-foot minimum width.
5. If requested by the applicant through a discretionary review, the City Engineer may allow the installation of sidewalks on one side of any street only if the City Engineer finds that the presence of any of the factors listed below justifies such waiver:
 - a. The street has, or is projected to have, very low volume traffic density;
 - b. The street is a dead-end street;
 - c. The housing along the street is very low density; or
 - d. The street contains exceptional topographic conditions such as steep slopes, unstable soils, or other similar conditions making the location of a sidewalk undesirable.

Response: The applicant understands the requirements of this section.

- I. Bicycle routes. As part of a discretionary review, and 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.
- J. Street name signs. All street name signs and traffic control devices for the initial signing of the new development shall be installed by the City with sign and installation costs paid by the developer.

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

Response: None of the items in these section have been identified.

- N. Utilities. The developer shall make necessary arrangements with utility companies or other persons or corporations affected for the installation of underground lines and facilities. Electrical lines and other wires, including but not limited to communication, street lighting, and cable television, shall be placed underground. Exceptions shall be permitted in those cases where adjacent properties have above-ground utilities and where the development site’s frontage is under 200 feet and the site is less than one acre. High voltage transmission lines, as classified by Portland General Electric or electric service provider, are also exempted. For non-residential development where adjacent future development is planned or proposed, conduits may be required at the direction of the City Engineer.

Response: The applicant understands the requirements of this section.

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

Response: The applicant understands the requirements of this section.

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

Response: The applicant understands the requirements of this section.

- Q. Joint mailbox facilities shall be provided in all residential subdivisions, with each joint mailbox serving at least two, but no more than eight, dwelling units. Joint mailbox structures shall be placed in the street right-of-way adjacent to roadway curbs. Proposed locations of joint mailboxes shall be designated on a copy of the

tentative plan of the subdivision, and shall be approved as part of the tentative plan approval. In addition, sketch plans for the joint mailbox structures to be used shall be submitted and approved by the City Engineer prior to final plat approval, to ensure they do not conflict with any other City standards.

Response: The applicant understands a joint mailbox may be required.

Chapter 96 - Street Improvements

Section 96.010 - Construction required

- A. Street improvements for residential construction are required when:
1. Construction of a new single-family attached or detached structure (replacement of an existing structure is exempt); or
 2. Replacement of a single-family home increases the square feet by 50 percent or greater; or
 3. Construction of a new multifamily structure; or
 4. Increase in dwelling unit density on site (accessory dwelling units are exempt).

Response: The applicant proposes subdivision the subject property in order to construct additional residential dwellings. The applicant understands the requirements of this section

Section 96.020 - Fee-in-lieu

- A. An applicant may apply for a waiver of street improvements and the option to pay a fee-in-lieu (in accordance with the City's adopted fee structure) of constructing street improvements if one of the following are met:
1. Located on a cul-de-sac with no existing curb and/or no existing sidewalk; or
 2. Located on a street less than 1,320 linear feet in length and not planned as a through street; or
 3. Located more than 1,320 linear feet from nearest street improvements on the same street or connecting street. (Ord. [1739](#) § 2 (Exh. B), 2022)

Response: The proposed development may be eligible to pay a fee-in-lieu of constructing frontage improvements as permitted by Section A.3. If a fee in lieu payment is not warranted, the applicant is prepared to construct these improvements as required.

Section 96.030 - Standards (Neighborhood Route Classification)

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

Response: The applicant understands if street improvements are required, they shall be installed prior to issuance of an occupancy permit.

Chapter 99 - Procedures for Decision Making: Quasi-Judicial

Section 99.030 - Application Process and Requirements

- A. Who may apply.

1. Applications for approval required under this chapter may be initiated by:
 - a. The owner of the property that is the subject of the application or the owner's duly authorized representative;
 - b. The purchaser of such property who submits a duly executed written contract or copy thereof, which has been recorded with the Clackamas Clerk;
 - c. A lessee in possession of such property who submits written consent of the owner to make such application; or
 - d. Motion by the Planning Commission or City Council.
 2. Any person authorized by this chapter to submit an application for approval may be represented by an agent who is authorized in writing by such a person to make the application.
- B. Pre-application conferences.
1. Subject to subsection (B)(4) of this section, a pre-application conference is required for, but not limited to, each of the following applications:
 - l. Land divisions;
- C. The requirements for making an application.
1. The application shall be made on forms provided by the Director as provided by CDC [99.040\(A\)\(1\)](#);
 2. The application shall be complete and shall contain the information requested on the form, shall address the appropriate submittal requirements and approval criteria in sufficient detail for review and action, and shall be accompanied by the deposit or fee required by CDC [99.033](#). No application will be accepted if not accompanied by the required fee or deposit. In the event an additional deposit is required by CDC [99.033](#) and not provided within the time required, the application shall be rejected without further processing or deliberation and all application materials shall be returned to the applicant, notwithstanding any determination of completeness.

Response: The applicant understands the requirements of this section.

Section 99.035 - Additional information required

- A. The Planning Director may require information in addition to that required by a specific chapter in the Community Development Code; provided, that:
1. The chapter expressly authorizes that additional information may be required;
 2. The information is needed to properly evaluate the proposed site plan or proposal;
 3. The requirement for additional information is communicated to the applicant during the pre-application conference or prior to application submittal; and
 4. The need can be justified on the basis of a special or unforeseen circumstance.
- B. The Planning Director may waive a specific requirement for information or a requirement to address a certain approval standard subject to the provisions of subsection C of this section provided:
1. The Planning Director finds that specific information is not necessary to properly evaluate the application; or
 2. The Planning Director finds that a specific approval standard is not applicable to the application.

- C. Where a requirement is waived, the Planning Director shall cite in the staff report on the application the specific requirements waived and the reasons for the waiver. The decision of the Planning Director to waive the requirement is subject to review and denial by the approval authority or the appeal authority
Response: The applicant understands the requirements of this section.

Section 99.038 - Neighborhood contact requirements

Prior to submittal of an application for any subdivision, conditional use permit, multifamily project, planned unit development of four or more lots, non-residential buildings over 1,500 square feet, or a zone change that requires a Comprehensive Plan amendment, the applicant shall contact and discuss the proposed development with any affected neighborhood as provided in this section. Although not required for other or smaller projects, contact with neighbors is highly recommended. The Planning Director may require neighborhood contact pursuant to this section prior to the filing of an application for any other development permit if the Director deems neighborhood contact to be beneficial.

- E. An application shall not be accepted as complete unless and until the applicant demonstrates compliance with this section by including with the application:
1. A copy of the certified letter to the neighborhood association with a copy of return receipt;
 2. A copy of the letter to officers of the association and to property owners within 500 feet, including an affidavit of mailing and a copy of the mailing list containing the names and addresses of such owners and residents;
 3. A copy of the required posted notice, along with an affidavit of posting;
 4. A copy of the minutes of the meetings, produced by the neighborhood association, which shall include a record of any verbal comments received, and copies of any written comments from property owners, residents, and neighborhood association members. If there are no minutes, the applicant may provide a summary of the meeting comments. The applicant shall also send a copy of the summary to the chair of the neighborhood association. The chair shall be allowed to supplement the summary with any additional comments regarding the content of the meeting, as long as such comments are filed before the record is closed;
 5. An audiotape of the meeting; and
 6. In the event that it is discovered by staff that the aforementioned procedures of this section were not followed, or that a review of the audio tape and meeting minutes show the applicant has made a material misrepresentation of the project at the neighborhood meeting, the application shall be deemed incomplete until the applicant demonstrates compliance with this section.

Response: A neighborhood meeting was held with the Willamette Neighborhood Association on August 14, 2024. Prior to this meeting the Neighborhood Association President was contacted by email to arrange the preferred meeting date. After that, a certified letter with return receipt was sent to this person. A notice of the upcoming meeting with a copy of the proposed development was

sent 21 days prior to the meeting, to property owners within 500 feet of the subject property. In addition, a sign was posted at the site on this same day. The meeting was held on August 14 with Tracy Brown of Tracy Brown Planning Consultants, LLC and Kelli Grover of Firwood Design Group representing the applicant. All of the items required by this section are included with the application package including:

- Copy of certified letter and return receipt.
- Copy of letter sent to property owners within 500 feet.
- Picture of posted property
- Affidavits of mailing notices and posting the site.
- Meeting minutes provided by the neighborhood association.
- An audio recording of the meeting.

Section 99.060 - Approval authority (Expedited Land Divisions)

This section explains the authority of the Planning Director, Planning Commission, City Council, and Historic Review Board as it relates to quasi-judicial and legislative action.

A. Planning Director authority. The Planning Director shall have the authority to:

1. Approve, deny, or approve with conditions the following applications:

E. Expedited land divisions. Expedited land divisions shall be processed by the Planning Commission without a public hearing pursuant to Oregon Revised Statutes (ORS) 197.360 through 197.380. Pursuant to ORS 197.360(3), the following City permits may be processed concurrently with an expedited land division application:

1. Pursuant to ORS 197.360(3), the following City permits may be processed concurrently with an expedited land division application:

- a. Planned unit development.
- b. Willamette River Greenway.
- c. Flood management area.
- d. Tualatin River.
- e. Water resource area.
- f. Design review.

2. The Planning Commission shall make their decision based solely upon the record and staff recommendation.

3. Appeals of the Planning Commission decision on an expedited land division shall be reviewed pursuant to Chapter 197 ORS.

Response: *The City has determined that a Expedited Land Commission shall be processed by the Planning Director and is not to be reviewed by the Planning Commission. The applicant has requested the application be reviewing following the procedures for an expedited land division.*

Section 99.110 - Decision making process of approval authority

A. The decision shall be based on proof by the applicant that the application fully complies with:

1. The applicable standards of any provision of this code or other applicable implementing ordinance.
- B. Consideration may also be given to:
 1. A mistake or inconsistency in the Comprehensive Plan or Zoning Map as it relates to the property which is the subject of the development application; and
 2. Factual oral testimony or written statements from the parties, neighborhood plans, other persons and other governmental agencies relevant to the existing conditions or factors in subsection A or (B)(1) of this section.
- C. In all cases, the decision shall include a statement in a form which includes findings as to whether or not the application meets the approval criteria of the applicable Community Development Code sections.
- D. The approval authority may:
 1. Adopt the findings and conclusions contained in the staff report;
 2. Adopt the findings and conclusions of a lower approval authority;
 3. Adopt its own findings and conclusions;
 4. Adopt the findings and conclusions submitted by any party; or
 5. Adopt the findings and conclusions from another source, either with or without modifications, having made a tentative decision and having directed the staff to prepare findings for review and to provide an opportunity for all parties to comment upon them.
- E. The decision may be for denial, approval, or approval with conditions, pursuant to CDC [99.160](#) and [99.170](#), where such conditions are necessary to satisfy the applicable standards of any provision of this code or other applicable implementing ordinance.
- F. The final decision shall be a decision which is in writing and which has been:
 1. Formally adopted by the decision-making authority and filed with the Director within 14 working days of the formal adoption of the decision; or
 2. Signed by the Director in the case of a decision by the Director and filed as a final decision within 14 working days of the signed decision; or
 3. Formally adopted by the Council and signed by the Mayor or the president of the Council in the case of an appeal.

Response: *The applicant understands the details of these sections.*

Section 99.230 - Effective date of decision

- A. Any Planning Director or Planning Commission decision made under the provisions of this chapter shall become effective at 5:00 p.m. on the fourteenth day from the date of mailing the notice of the final decision, unless a local appeal or review is taken pursuant to CDC [99.240](#). If the fourteenth day falls on any legal holiday or on a Saturday or Sunday, then the effective date and time shall be at 5:00 p.m. on the next business day.
- B. City Council decisions are final upon the date of the signature on the decision. The effective date shall be 21 days from the date that the final, signed decision is mailed. If the twenty-first day falls on any legal holiday or on a Saturday or Sunday, then the effective date and time shall be at 5:00 p.m. on the next business day.

Response: *The applicant understands the details of these sections*

V. Conclusion

Burke Development requests approval of an expedited land division per the requirements of ORS 197.360 - 197.380 to develop a four-lot residential subdivision known as “Layton Place”. The subject property located at 2015 19th Street, West Linn and consists of a single tax lot (2S1E34DD tax lot 1200) containing 1.4127 acres. An existing single family residence is located on the property that will remain. The majority of the trees have recently been removed from the site.

As detailed above, the proposed subdivision is the first step in the applicant’s plans to further divide the property according to the requirements for a future middle housing land division application. As detailed in the submitted narrative, the proposal complies with all applicable code standards and criteria and the applicant respectfully requests the application be approved.

**Layton Place Subdivision
Neighborhood Meeting Materials
Neighborhood Meeting held August 14, 2024**

1. Certified letter to the neighborhood association with a copy of return receipt;
2. Letter and exhibit sent to the president of the association and to property owners within 500 feet and mailing labels;
3. Mailing labels for sent letter;
4. Affidavits of mailing notices and posting the site;
5. Photo of sign posted on the site;
6. Minutes of the August 14, 2024 neighborhood meeting, produced by the neighborhood association;
7. Audio recording of the meeting. (Sent separately)

July 22, 2024

Kathie Halicki
Willamette Neighborhood Association
2307 Falcon Drive
West Linn, OR. 97068

Dear Ms Halicki,

I work with the developer, Northwest Timber Development, who is the owner of the property located at 2015 19th Street, West Linn.

This letter represents our formal request to present a proposed development at the August 14, 2024 regularly scheduled meeting of the Willamette Neighborhood Association. On July 20, 2024, I received an email from you confirming this date works for the association.

The developer proposes dividing the property into four lots and intends to submit a land use application to the City as soon as possible after the neighborhood meeting.

We look forward to presenting the proposal at your August 14, 2024. Notices will be sent to residents within 500 feet of the site on July 24, 2024. Please do not hesitate contacting me with any questions.

Regards,

Tracy Brown
Tracy Brown Planning Consultants, LLC
tbrownplan@gmail.com
503-781-0453

9589 0710 5270 1337 8120 66

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.
West Linn, OR 97068

Certified Mail Fee	\$4.85	0146
\$	\$4.10	02
Extra Services & Fees (check box, add fee \$ appropriate)		
<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	\$0.73	
\$		
Total Postage and Fees	\$7.58	
\$		
Sent To		
Street and Apt. No., or PO Box No.		
City, State, ZIP+4®		



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Kathie Halicki
Willamette NA
207 Falcon Dr.
West Linn, OR 97068



9590 9402 8523 3186 5462 25

2. Article Number (transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
Kathie Halicki Addressee

B. Received by (Printed Name) C. Date of Delivery
7/24/24

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
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 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

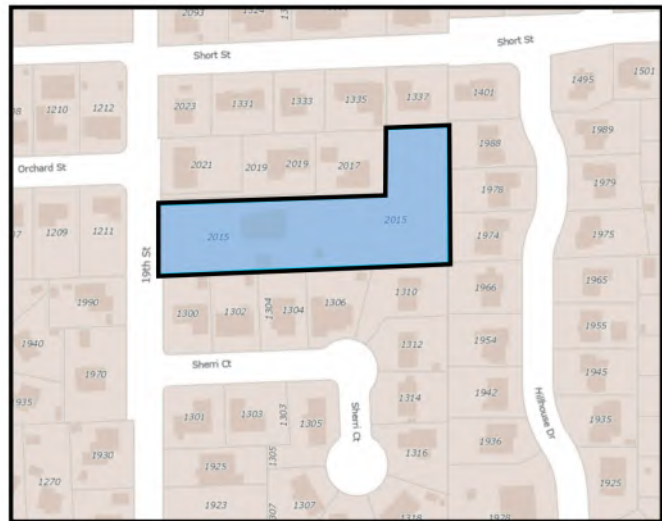
July 24, 2024

Property Owner
Or Current Resident

Re: Notice of a Neighborhood Meeting on a Proposed Subdivision

Dear Property Owner,

You are invited to attend a neighborhood meeting to discuss the plan for a proposed four lot subdivision located at 2015 19th Street, West Linn. The property is legally identified as 21E34DD tax lot 1200 and is located in the Willamette Neighborhood Association. The proposed development is to divide the property into four lots served by an access easement along the southern property line.



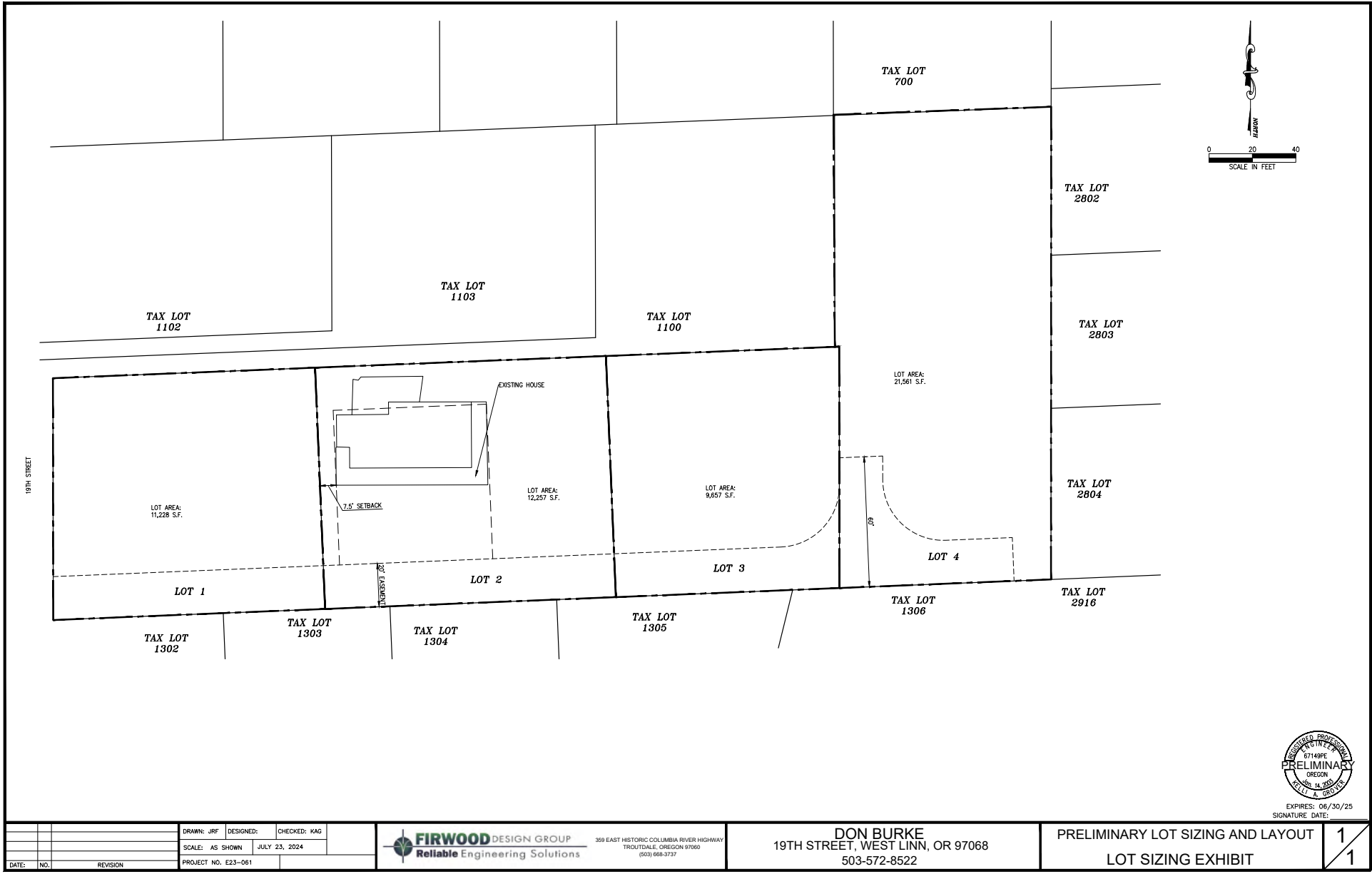
You are invited to attend a meeting to learn more about the proposed development. The meeting will be held on:

Wednesday, August 14, 2024 at 7:00pm
West Linn Adult Community Center, 1180 Rosemont Road, West Linn

The proposal will be discussed during the regular meeting of the Willamette Neighborhood Association and may not be the only topic of discussion on the meeting agenda.

Please contact the neighborhood association president with any questions you may want to relay to the applicant.

Regards,
Northwest Timber Development
503-849-6565



DATE:	NO.	REVISION	DRAWN: JRF	DESIGNED:	CHECKED: KAG
			SCALE: AS SHOWN	JULY 23, 2024	
			PROJECT NO. E23-061		

FIRWOOD DESIGN GROUP
 Reliable Engineering Solutions
 359 EAST HISTORIC COLUMBIA RIVER HIGHWAY
 TROUTDALE, OREGON 97060
 (503) 668-3737

DON BURKE
 19TH STREET, WEST LINN, OR 97068
 503-572-8522

PRELIMINARY LOT SIZING AND LAYOUT
 LOT SIZING EXHIBIT



EXPIRES: 06/30/25
 SIGNATURE DATE:

1
1



First American Title Neighborhood Knock Disclaimer

Subject:

Date of Production:

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cs.oregon@firstam.com

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SUB-24-02

90



First American Title™

Planning Manager Decision



Date of Production: 07/19/2024

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21E34DA01004
Jjr Property Management Llc
2040 NW Glassow Dr
Bend, OR 97703

21E34DD00103
David Butson & Patricia Carstens
2120 18th St
West Linn, OR 97068

21E34DD00105
Scott & Deni Himmelwright
2112 18th St
West Linn, OR 97068

21E34DD00107
Bradley Johnson
2101 18th St
West Linn, OR 97068

21E34DD00109
Nicholas & Mary Keever
2113 18th St
West Linn, OR 97068

21E34DD00200
Madeline Ewry & Matthew Murray
2111 19th St
West Linn, OR 97068

21E34DD00300
Jacob Park
2093 19th St
West Linn, OR 97068

21E34DD00500
Ronald & Lynne Stone
1330 Short St
West Linn, OR 97068

21E34DD00700
Denise & Kirk Harbeck
1337 Short St
West Linn, OR 97068

21E34DD00801
Notdurft Albert N Co Trustee & Notdurft
Jenny L Co Trustee
1335 Short St
West Linn, OR 97068

21E34DD01000
Ray Margaret Trustee
2023 19th St
West Linn, OR 97068

21E34DD01102
Jared & Mieke Lathrop
2021 19th St
West Linn, OR 97068

21E34DD01300
Jean & Jean Stevens
6287 Evergreen Dr
West Linn, OR 97068

21E34DD01302
David & Cheryl Rowning
1300 Sherri Ct
West Linn, OR 97068

21E34DD01304
Travis Bilenski & Elissa Hall
1304 Sherri Ct
West Linn, OR 97068

21E34DD01306
Scott & Erika Shearer
1310 Sherri Ct
West Linn, OR 97068

21E34DD01308
George Gitler & Staulo Silvia
1314 Sherri Ct
West Linn, OR 97068

21E34DD01310
Glenda Wolvert
1318 Sherri Ct
West Linn, OR 97068

21E34DD01312
Robert Bunnell & Maria Kulla
22505 SE 427th Ave
Sandy, OR 97055

21E34DD01314
Erik & Emeline Doescher
1303 Sherri Ct
West Linn, OR 97068

21E34DA01000
Jjr Property Management Llc
2040 NW Glassow Dr
Bend, OR 97703

21E34DD00102
Jan And Paul Boettcher Joint
Revocable Living
2142 18th St
West Linn, OR 97068

21E34DD00104
Gemayel Kamal Edward Co Truste
2121 19th St
West Linn, OR 97068

21E34DD00106
Lora & Wayne Whitbey
2104 18th St
West Linn, OR 97068

21E34DD00108
Philip & Heidi Gross
2107 18th St
West Linn, OR 97068

21E34DD00110
Walter & Marian Downs
2123 18th St
West Linn, OR 97068

21E34DD00201
Leonard E Longstreetr Revocable
Living Trust
2109 19th St
West Linn, OR 97068

21E34DD00400
John & Caroline Johnson
1324 Short St
West Linn, OR 97068

21E34DD00600
Stephen Reed
1336 Short St
West Linn, OR 97068

21E34DD00800
Stephen McMullen
1333 Short St
West Linn, OR 97068

21E34DD00900
Scharback Ruth L Trustee
1331 Short St
West Linn, OR 97068

21E34DD01100
Bonnie J David Trust
2017 19th St
West Linn, OR 97068

21E34DD01103
Darrell & Anna Nencescue
2019 19th St
West Linn, OR 97068

21E34DD01316
St John Karyn-Sue
1923 19th St
West Linn, OR 97068

21E34DD01401
Ryan & Nicole Mclellan
1324 Dollar St
West Linn, OR 97068

21E34DD01500
Theodore & Erica Bierman
1290 Dollar St
West Linn, OR 97068

21E34DD01700
Marcus Mackin
1270 Dollar St
West Linn, OR 97068

21E34DD01900
Robert & Lynne Smith
230 Springtree Ln
West Linn, OR 97068

21E34DD02003
Joseph & Carol Pesek
1990 19th St
West Linn, OR 97068

21E34DD02005
John & Mckenzie Cunningham
1920 Bristol Ct
West Linn, OR 97068

21E34DD02007
Moody Ajax Co Trustee & Moody
Samantha Co Trustee
1940 Bristol Ct
West Linn, OR 97068

21E34DD02009
Jaron & Michelle Sue
1915 Bristol Ct
West Linn, OR 97068

21E34DD02100
Diane & Gary Barnes
2108 19th St
West Linn, OR 97068

21E34DD02102
Wade & Bogdana Clarke
811 Nicole Ct
West Linn, OR 97068

21E34DD02104
Michael & Bonita Kaptur
1205 Orchard St
West Linn, OR 97068

21E34DD02106
Michael & Lori Brazille
1201 Orchard St
West Linn, OR 97068

21E34DD02108
Evan Guilford
1204 Orchard St
West Linn, OR 97068

21E34DD02110
Stefan & Jill Sojak
1208 Orchard St
West Linn, OR 97068

21E34DD02112
Christine Ohara
1212 Orchard St
West Linn, OR 97068

21E35CC00403
Rachel & Joseph Konty
2160 Nolan Ln
West Linn, OR 97068

21E35CC00600
Janice Schroeder
2122 Nolan Ln
West Linn, OR 97068

21E35CC00604
Chris & Christina Tongue
13911 Cantlay St
Van Nuys, CA 91405

21E35CC00606
Chris & Christina Tongue
13911 Cantlay St
Van Nuys, CA 91405

21E35CC00800
Kevin Weldon
2115 Nolan Ln
West Linn, OR 97068

21E35CC02300
Haley Park
1870 SW Ek Rd
West Linn, OR 97068

21E35CC02402
Ralph Green
1480 Short St
West Linn, OR 97068

21E35CC02700
Brian Narnba & Danika Narnba
1515 Short St
West Linn, OR 97068

21E34DD01301
Denisa & Cornel Gligan
1921 19th St
West Linn, OR 97068

21E34DD01303
Marilyn Kaye Melton Revocable Trust
1212 Orchard St
West Linn, OR 97068

21E34DD01305
Jerrard & Donna Clayton
1306 Sherri Ct
West Linn, OR 97068

21E34DD01307
Alisha & David Saultz
1312 Sherri Ct
West Linn, OR 97068

21E34DD01309
John & Mary Younger
3051 NW Hidden Ridge Dr
Bend, OR 97703

21E34DD01311
Walton Byron J Trustee & Walton Carol
A Trustee
1309 Sherri Ct
West Linn, OR 97068

21E34DD01313
Michael Sherman
16836 Cherry Crest Dr
Lake Oswego, OR 97034

21E34DD01315
Miguel & K Botello
1301 Sherri Ct
West Linn, OR 97068

21E34DD01400
Robert Bailey
1312 Dollar St
West Linn, OR 97068

21E34DD01404
Jessica Dewart
1340 Dollar St
West Linn, OR 97068

21E34DD01600
Troy Mcelhenny
1930 19th St
West Linn, OR 97068

21E34DD01800
Cynthia R Kendall Trust
1735 19th St
West Linn, OR 97068

21E34DD02001
Kane Erin E Trustee & Letzelter
Matthew K Trustee
1970 19th St
West Linn, OR 97068

21E34DD02004
Jack Bristol
12621 Hiefield Ct
Oregon City, OR 97045

21E34DD02006
Michael & Patricia Nastari
1930 Bristol Ct
West Linn, OR 97068

21E34DD02008
Jessica Russum & Aaron Sanders
1935 Bristol Ct
West Linn, OR 97068

21E34DD02010
Terry & Michelle Christensen
1910 Bristol Ct
West Linn, OR 97068

21E34DD02101
Leslie Marietta Orourke Trust
1211 Orchard St
West Linn, OR 97068

21E34DD02103
Theodore Huskey
1207 Orchard St
West Linn, OR 97068

21E34DD02105
Rachel Jordan
2350 NE 159th Ave
Portland, OR 97230

21E34DD02107
Kevin & Brynn Gunderson
1202 Orchard St
West Linn, OR 97068

21E34DD02109
Gregory & Marla Rice
1206 Orchard St
West Linn, OR 97068

21E34DD02111
Navaho
1210 Orchard St
West Linn, OR 97068

21E34DD02200
Diane & Gary Barnes
2108 19th St
West Linn, OR 97068

21E35CC00404
Joseph & Christina Macenfish
22602 W Bluff Dr
West Linn, OR 97068

21E35CC00601
Eric Fain
2140 Nolan Ln
West Linn, OR 97068

21E35CC00605
Kagan Reardon & Michelle Leasure
2108 Nolan Ln
West Linn, OR 97068

21E35CC00700
Thomas & Inga Mcdevitt
2110 16th St
West Linn, OR 97068

21E35CC02200
Bruce Poppino
2090 16th St
West Linn, OR 97068

21E35CC02401
Shelly & Eric Chase
1400 Short St
West Linn, OR 97068

21E35CC02600
Michael Cartwright
1495 Short St
West Linn, OR 97068

21E35CC02801
Roy & Susan Jacobsen
1401 Short St
West Linn, OR 97068

21E35CC02803
Carl & Margaret Steinhilber
1978 Hillhouse Dr
West Linn, OR 97068

21E35CC02805
Jeffrey & Nicole Stewart
1989 Hillhouse Dr
West Linn, OR 97068

21E35CC02701
Curtis Mylo Edgar Trustee
725 Franklin St
Port Townsend, WA 98368

21E35CC02802
Bradley & Jennifer Wuebke
1988 Hillhouse Dr
West Linn, OR 97068

21E35CC02804
Michael Dickinson
1974 Hillhouse Dr
West Linn, OR 97068

21E35CC02807
Wlinn Llc
241 Oak Rd
Alamo, CA 94507

21E35CC02809
James & Marina Palo
2020 16th St
West Linn, OR 97068

21E35CC02902
David & Michelle Dodgson
1990 16th St
West Linn, OR 97068

21E35CC02806
Gary & Theresa May
1979 Hillhouse Dr
West Linn, OR 97068

21E35CC02808
Paul Lam
2030 16th St
West Linn, OR 97068

21E35CC02810
Anne Katz
2010 16th St
West Linn, OR 97068

21E35CC02904
Smith Living Trust
2455 NW Marshall St STE 11
Portland, OR 97210

21E35CC02906
Dick & Laurie Hamby
1940 16th St
West Linn, OR 97068

21E35CC02908
Scott & Cheryl Hughes
1900 16th St
West Linn, OR 97068

21E35CC02911
John E Laird Trust
7845 SW Elligsen Rd
Tualatin, OR 97062

21E35CC02903
Schmidt
1980 16th St
West Linn, OR 97068

21E35CC02905
Christopher & R Harver
1950 16th St
West Linn, OR 97068

21E35CC02907
Danniel & Crystal Sotelo
1920 16th St
West Linn, OR 97068

21E35CC02910
Mark Tacoma
1905 Hillhouse Dr
West Linn, OR 97068

21E35CC02912
Reena Heijdemann
1935 Hillhouse Dr
West Linn, OR 97068

21E35CC02914
Joan Ronne
1955 Hillhouse Dr
West Linn, OR 97068

21E35CC02916
Ricky Delph
1966 Hillhouse Dr
West Linn, OR 97068

21E35CC02918
Ted Pierce
1942 Hillhouse Dr
West Linn, OR 97068

21E35CC02922
Katherine Alegre
1918 Hillhouse Dr
West Linn, OR 97068

21E35CC02913
Dean & Kimberlee Houlette
1945 Hillhouse Dr
West Linn, OR 97068

21E35CC02915
Stariha Amber M Trustee & Stariha
Nathan S Trustee
Po Box 128
San Gregorio, CA 94074

21E35CC02917
Byron & James Henson
1954 Hillhouse Dr
West Linn, OR 97068

21E35CC02920
Tomas Pudil & Alena Pudilova
1928 Hillhouse Dr
West Linn, OR 97068

21E35CC02928
Plano Mary Anne Trustee
1936 Hillhouse Dr
West Linn, OR 97068

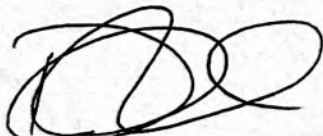
AFFIDAVIT OF MAILING

Property Address:
2015 19th Street

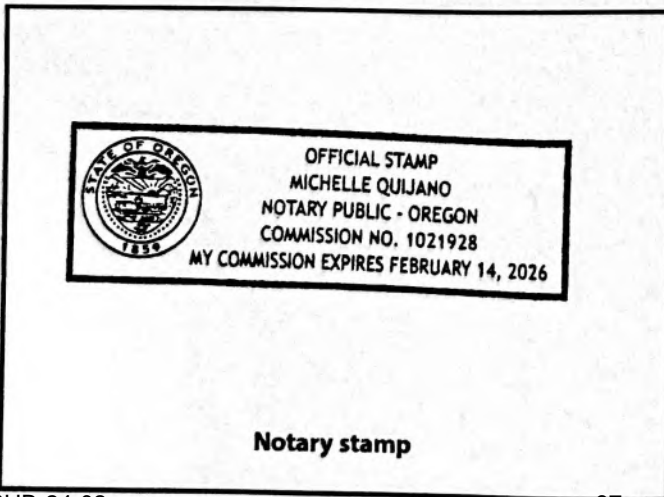
I, Don Burke, being first duly sworn, depose and say:
Name

That on July 24, 2024, I mailed to the persons shown on Exhibit
Date

"A: attached hereto, a copy of the Notice of neighborhood meeting attached as Exhibit "B". I further certify that the addresses shown on Exhibit "A" are the regular addresses of properties located within 500 feet of the subject property as determined by a Title Company, and these notices were placed in the US Mail with postage fully prepared thereon.



Signature



Signed and sworn (or affirmed) before me on

July 24, 2024

Michelle Quijano
Signature

2/14/2026

My commission expires

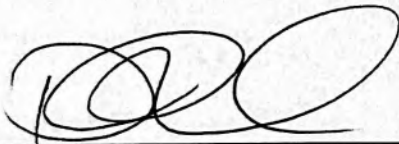
Planning Manager Decision

AFFIDAVIT OF POSTING

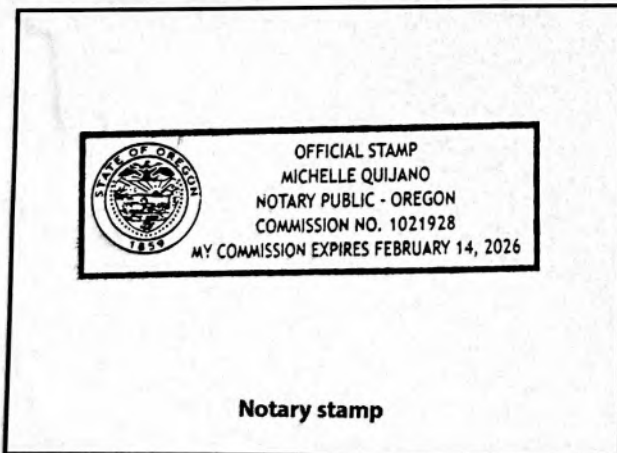
I, Don Burke, being first duly sworn, depose and say:
Name

That on July 24 2024, I posted a sign visible from the public
Date

right-of-way, for the neighborhood meeting in accordance with the requirements of
the City of West Linn for a proposed project located at 2015 19th Street, West Linn,
Oregon.



Signature



Signed and sworn (or affirmed) before me on
July 24, 2024

Michelle Quijano
Signature

2/14/2026
My commission expires



The meeting was called to order at 7:05 by President Kathie Halicki. The **minutes** of the July meeting as found on WL Meetings web page were approved.

Treasury has a balance of \$1869.66. The WNA yearly stipend from the City has not yet appeared.

Land Use Issue: Tracy Brown, planning consultant for the property owner, presented a map of the property on the screen to be visible to Zoom and attendees.

This is a 4 lot subdivision at 2015 19th Street. There is an existing house which will remain on one tax lot and the other three will wrap around in an “L” shape. A private drive will connect the 4 lots which are each R10. Due to changes in the state law, each of the 3 lots can be subdivided into separate tax lots for “middle housing”. This would allow 2,3, or 4 dwellings on these 3 lots. The developer has not yet designated how many structures will be built.

Mr. Brown explained the process:

1. the WNA is alerted before the application is approved.
2. an engineer makes a plan for utilities, access and setbacks to meet the code. The application is submitted for approval.
3. the planning department reviews the application within 30 days
4. the public may submit comments to the planning director which may affect conditions for approval and road improvements
5. construction plans and surveys are recorded with the county.

Neighbors’ concerns:

The trees which have already been removed and the removal of existing trees will effect neighbors’ shade and water runoff.

There is concern that maximum density will alter character of adjoining houses and effect traffic and parking.

Neighbors are anxious to know how many houses will be built and want the developer to communicate.

Mr. Brown responses:

The private road allows space for large trucks, ie: fire trucks, to turn around. Each dwelling will have one parking slot.

An R10 lot is considered a “parent lot” in the code.

Multiple units may be attached or not attached but would still be on separate tax lots.

The time line is as follows: The application process this fall, initial sewer, infrastructure, etc next spring, construction next fall

Community comments:

The schedule of improvements on WF Drive by Fields Bridge Park include street paving one lane at a time over the next two weeks with 24 hour flagging.

The walkway and bike path along side may not be finished until the end of September.

The Epperly Way intersection will be finished by mid September

The roundabout at 10th street should be finished in one more week.

City Manager review is now open for comments.

Do we change notification from certified mail to email?

We prefer certified mail..signing a green card from the mail works well.

Food Pantry welcomes garden produce and canned goods. Cash is always useful for dairy and baby products.

The meeting adjourned at 8:10

Elizabeth Rocchia

Secretary

STORMWATER REPORT

BURKE WEST LINN SUBDIVISION
4-LOT SUBDIVISION
2015 19TH STREET
WESTLINN, OR 97068

September 9, 2024

FDG # E23-061

Prepared By:



359 E. Historic Columbia River Highway
Troutdale, OR 97060
503.668.3737- fax 503.668.3788

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- I. SITE DESCRIPTION
- II. METHODOLOGY
- III. REFERENCES
- IV. APPROACH
- V. STORMWATER MANAGEMENT
- VI. CONCLUSION

APPENDICES

- A. HydroCAD Output
- B. USDA NRCS Web Soil Survey Soil Map
- C. Site Geotechnical Report
- D. IMPERVIOUS AREA EXHIBIT

Stormwater Report

I. SITE DESCRIPTION

The existing site topography slopes both northwesterly at 3 - 5% slopes and northeasterly at 6 - 8% slope. All out-buildings, including the existing garage will be demolished before lot grading – the existing residence will remain. No known hazardous conditions exist on site, and the site is not known to be subject to flooding or ponding. Access to this site is currently gained from 19th Street.

The site soils per the USDA NRCS Soils Map are classified as Cascade silt loam, 8 to 15 percent slopes, Hydrologic Group C Hydro Geo Environmental, Inc. performed a site geotechnical investigation, their report dated October 10th, 2023, has been included in the appendices for reference. Two test pits were excavated on site, with testing yielding absorption rates of 18 in/hr (mid-west side of site) and 15 in/hr (easterly side of the site).

II. METHODOLOGY

The City of Portland SWMM was applied in developing the proposed stormwater management for the impervious surface areas; Both public and private on-site stormwater facilities were sized using the Engineered Method.

The drainage exhibits detailing impervious areas, included in the appendices of this report, and Portland SWMM design storm events were used to generate a HydroCAD model used in designing the infiltration stormwater facilities. The HydroCAD output has been included in the appendices for reference.

III. REFERENCES

City of Portland Stormwater Management Manual 2020 (SWMM)
City of West Linn Development Code
Geologic, Soils and Percolation Evaluation (Prepared by Hydro Geo Environmental, Inc. 10/10/23)
USDA NRCS Web Soil Survey Soil Map

IV. APPROACH

Public and private stormwater runoff will be captured to the maximum extent practicable and water quality and quantity stormwater management will be achieved via infiltration facilities.

New impervious area along the public roadway will be directed into infiltration vegetative planters located in 19th Street sized to fully infiltrate the new public impervious area only.

Private street site improvements will be directed to sedimentation - dry well manhole combinations and the turnaround area will be directed to a rain garden for the turnaround area only.

Stormwater Report

All stormwater facilities are designed and will be constructed per the City of West Linn Public Works Standards – Section 2.

V. STORMWATER MANAGEMENT

Stormwater for the private 20' wide Entry Driveway and turnaround area will be managed via sedimentation and drywell systems and a rain garden, respectively, utilizing a design infiltration rate of $\frac{1}{2}$ of the tested value. The drywell systems are sized by the Engineered method using the 100-year 24-hour design storm. See included HydroCAD calculations.

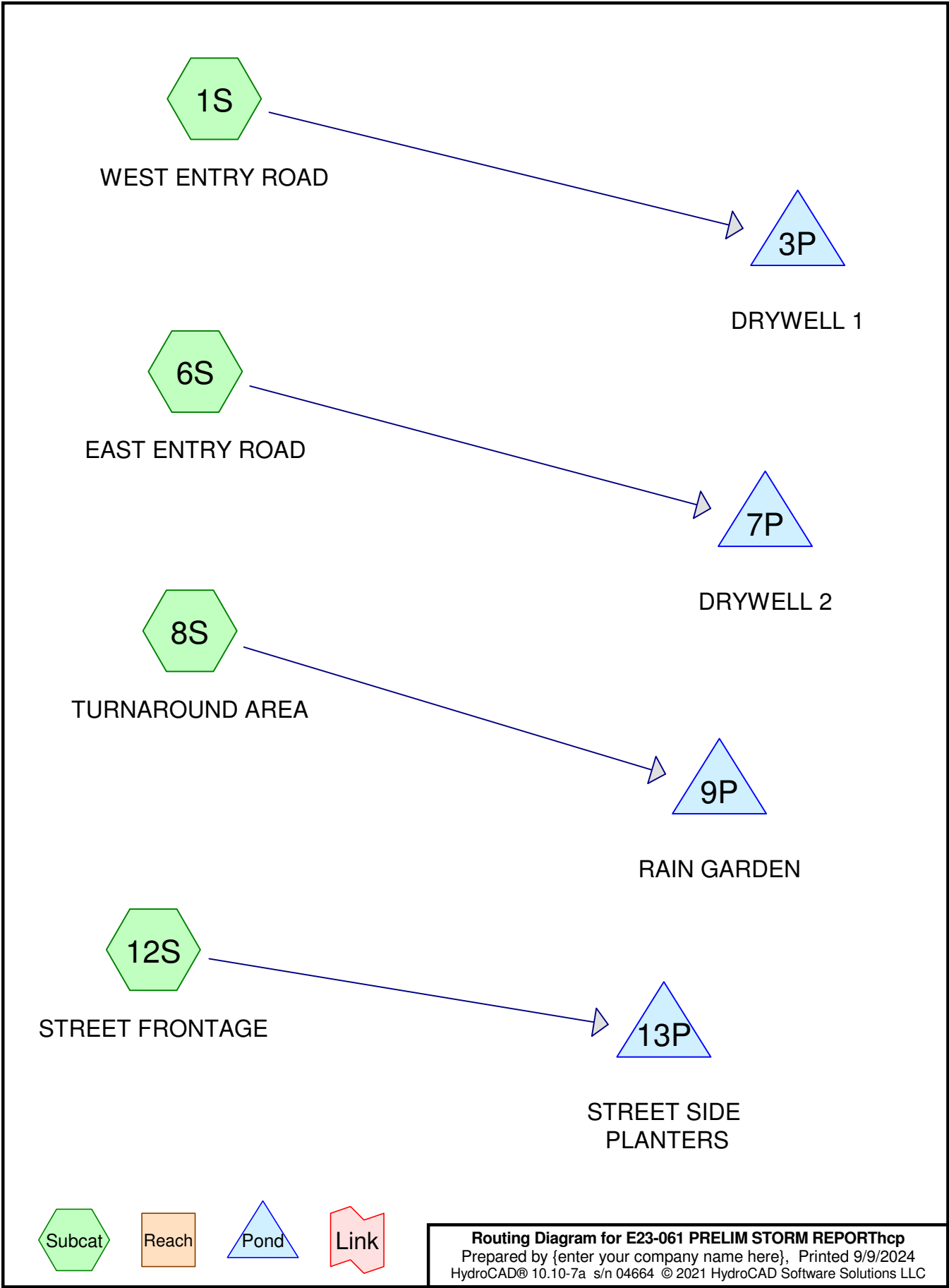
The existing impervious area along the frontage of the subject property is 1,537 sf. The City of West Linn requires stormwater management for all New Impervious areas in an improved right of way - The improved 112 lf 19th Street frontage roadway includes 14 lf asphalt width, 6 ft sidewalk, and 2 driveway cuts totaling 2,632 sf; 1095 sf (2,632 – 1,537) of impervious surface will be managed by the 10 lf by 5 ft wide infiltration roadside vegetated planter located near the north boundary of the site.

The public roadside vegetated infiltration planter is sized utilizing a design infiltration rate of 6 in/hr (maximum for growing medium per City of Portland 2020 SWMM) based on the tested infiltration rate of 18 in/hr tested at the mid westerly corner of the site, and the 10-year 24-hour design storm.

VI. CONCLUSION

Stormwater is managed via infiltration. The public road will be managed by a vegetated planter and the private road will be managed by sediment manhole and dry well systems along with a raingarden that will manage a small part of the turnaround impervious area.

APPENDIX A



E23-061 PRELIM STORM REPORThcp

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Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	10-Year	Type IA 24-hr		Default	24.00	1	3.45	2
2	100-Year	Type IA 24-hr		Default	24.00	1	4.40	2

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Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
1,345	98	NORTH TURNAROUND AREA (8S)
1,095	98	STREET FRONTAGE (12S)
9,380	98	WEST ENTRY (1S, 6S)
11,820	98	TOTAL AREA

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Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
0	HSG C	
0	HSG D	
11,820	Other	1S, 6S, 8S, 12S
11,820		TOTAL AREA

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Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover
0	0	0	0	1,345	1,345	NORTH TURNAROUND AREA
0	0	0	0	1,095	1,095	STREET FRONTAGE
0	0	0	0	9,380	9,380	WEST ENTRY
0	0	0	0	11,820	11,820	TOTAL AREA

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Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points

Runoff by SBUH method, Split Pervious/Imperv.

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: WEST ENTRY ROAD Runoff Area=4,505 sf 100.00% Impervious Runoff Depth=3.22"
Tc=5.0 min CN=0/98 Runoff=0.084 cfs 1,208 cf

Subcatchment 6S: EAST ENTRY ROAD Runoff Area=4,875 sf 100.00% Impervious Runoff Depth=3.22"
Tc=5.0 min CN=0/98 Runoff=0.090 cfs 1,307 cf

Subcatchment 8S: TURNAROUND AREA Runoff Area=1,345 sf 100.00% Impervious Runoff Depth=3.22"
Tc=5.0 min CN=0/98 Runoff=0.025 cfs 361 cf

Subcatchment 12S: STREET FRONTAGE Runoff Area=1,095 sf 100.00% Impervious Runoff Depth=3.22"
Tc=5.0 min CN=0/98 Runoff=0.020 cfs 294 cf

Pond 3P: DRYWELL 1 Peak Elev=6.75' Storage=204 cf Inflow=0.084 cfs 1,208 cf
Outflow=0.040 cfs 1,208 cf

Pond 7P: DRYWELL 2 Peak Elev=8.09' Storage=244 cf Inflow=0.090 cfs 1,307 cf
Outflow=0.039 cfs 1,307 cf

Pond 9P: RAIN GARDEN Peak Elev=0.54' Storage=33 cf Inflow=0.025 cfs 361 cf
Outflow=0.013 cfs 361 cf

Pond 13P: STREET SIDE PLANTERS Peak Elev=0.58' Storage=29 cf Inflow=0.020 cfs 294 cf
Outflow=0.007 cfs 294 cf

Total Runoff Area = 11,820 sf Runoff Volume = 3,168 cf Average Runoff Depth = 3.22"
0.00% Pervious = 0 sf 100.00% Impervious = 11,820 sf

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Summary for Subcatchment 1S: WEST ENTRY ROAD

Runoff = 0.084 cfs @ 7.88 hrs, Volume= 1,208 cf, Depth= 3.22"
 Routed to Pond 3P : DRYWELL 1

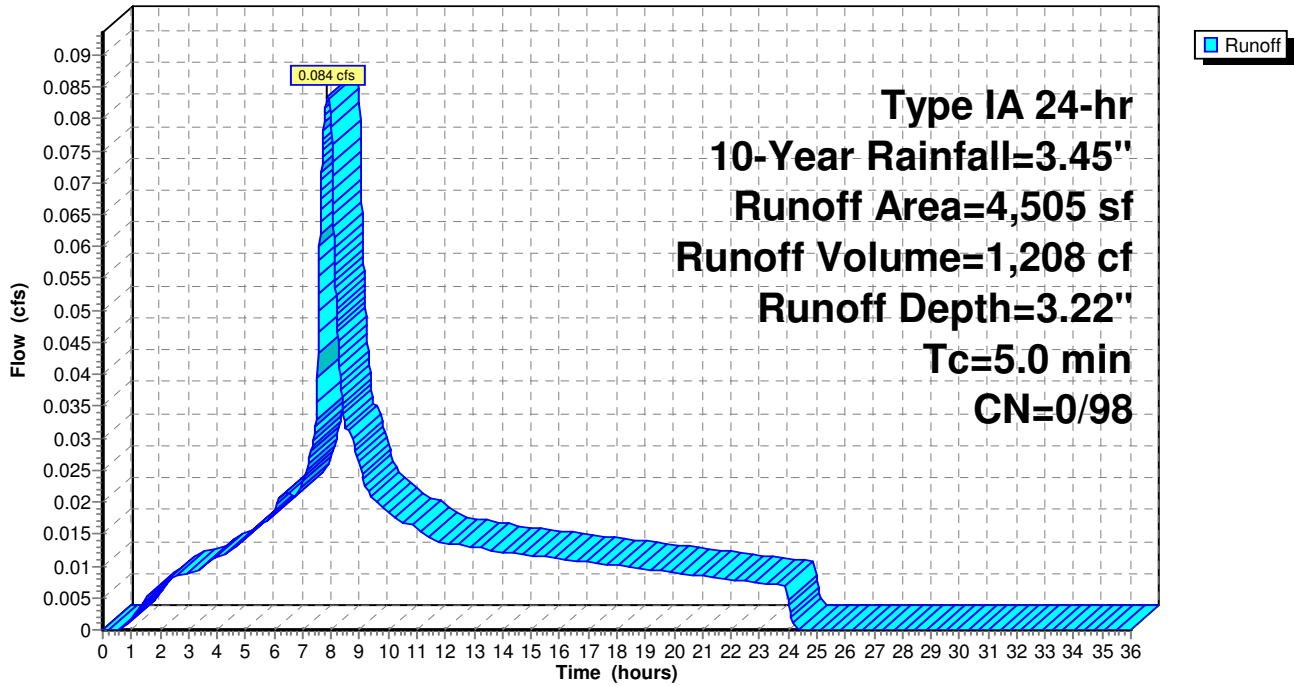
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Type IA 24-hr 10-Year Rainfall=3.45"

Area (sf)	CN	Description
* 4,505	98	WEST ENTRY
4,505	98	100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Minimum

Subcatchment 1S: WEST ENTRY ROAD

Hydrograph



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Summary for Subcatchment 6S: EAST ENTRY ROAD

Runoff = 0.090 cfs @ 7.88 hrs, Volume= 1,307 cf, Depth= 3.22"
 Routed to Pond 7P : DRYWELL 2

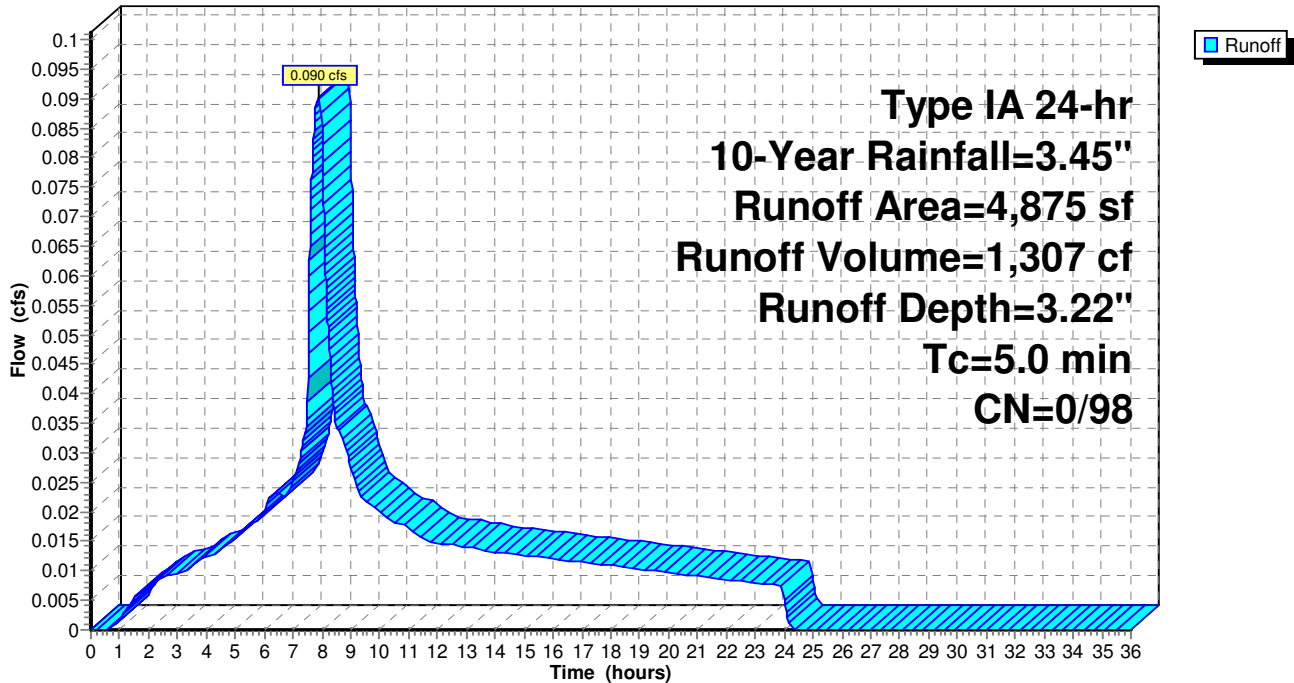
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Type IA 24-hr 10-Year Rainfall=3.45"

Area (sf)	CN	Description
* 4,875	98	WEST ENTRY
4,875	98	100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Minimum

Subcatchment 6S: EAST ENTRY ROAD

Hydrograph



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Summary for Subcatchment 8S: TURNAROUND AREA

Runoff = 0.025 cfs @ 7.88 hrs, Volume= 361 cf, Depth= 3.22"
 Routed to Pond 9P : RAIN GARDEN

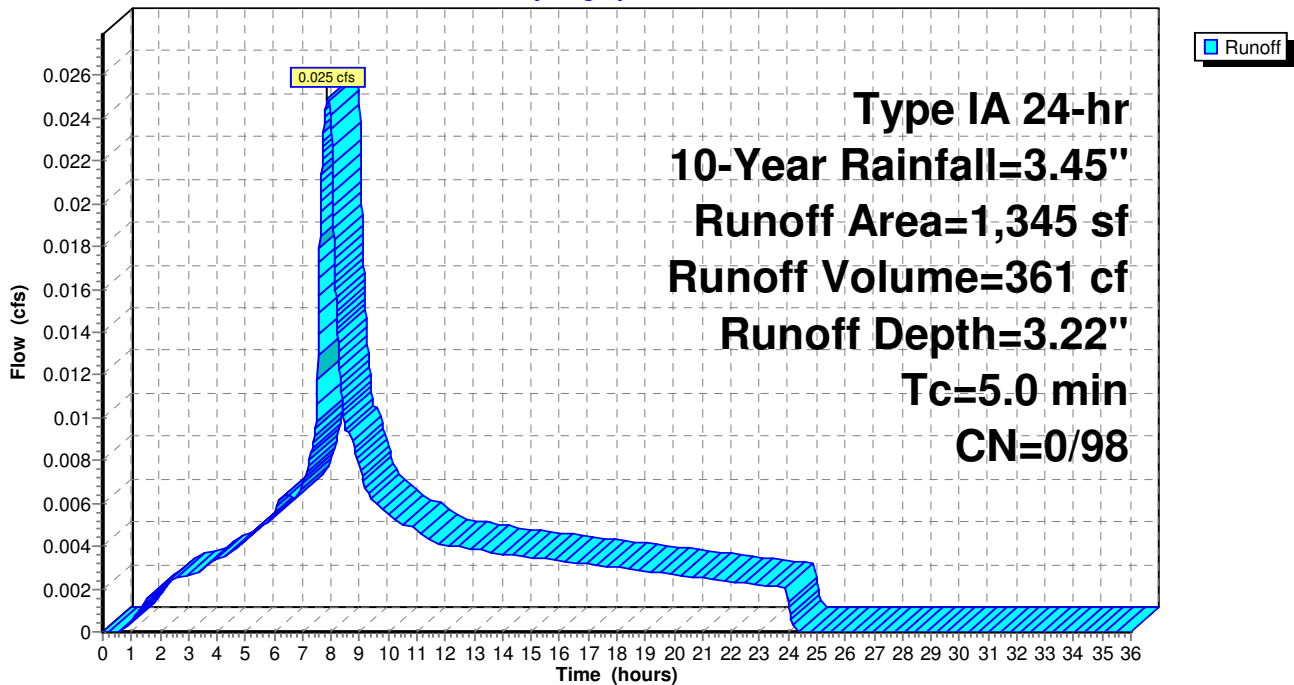
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Type IA 24-hr 10-Year Rainfall=3.45"

Area (sf)	CN	Description
* 1,345	98	NORTH TURNAROUND AREA
1,345	98	100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Minimum

Subcatchment 8S: TURNAROUND AREA

Hydrograph



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Summary for Subcatchment 12S: STREET FRONTAGE

Runoff = 0.020 cfs @ 7.88 hrs, Volume= 294 cf, Depth= 3.22"
 Routed to Pond 13P : STREET SIDE PLANTERS

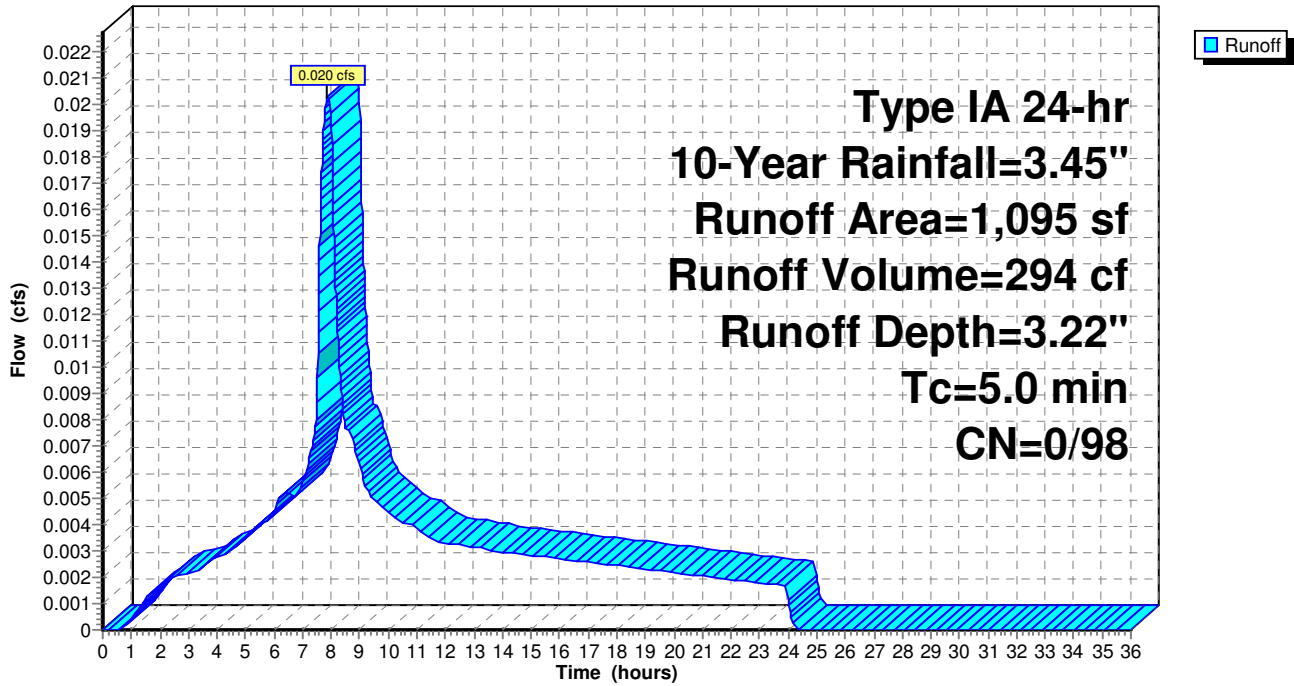
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Type IA 24-hr 10-Year Rainfall=3.45"

Area (sf)	CN	Description
* 1,095	98	STREET FRONTAGE
1,095	98	100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Minimum

Subcatchment 12S: STREET FRONTAGE

Hydrograph



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Type IA 24-hr 10-Year Rainfall=3.45"

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Summary for Pond 3P: DRYWELL 1

Inflow Area = 4,505 sf, 100.00% Impervious, Inflow Depth = 3.22" for 10-Year event
 Inflow = 0.084 cfs @ 7.88 hrs, Volume= 1,208 cf
 Outflow = 0.040 cfs @ 8.32 hrs, Volume= 1,208 cf, Atten= 53%, Lag= 26.6 min
 Primary = 0.040 cfs @ 8.32 hrs, Volume= 1,208 cf

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Peak Elev= 6.75' @ 8.32 hrs Storage= 204 cf

Plug-Flow detention time= 84.2 min calculated for 1,208 cf (100% of inflow)
 Center-of-Mass det. time= 84.2 min (747.4 - 663.2)

Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	1,056 cf	Custom Stage Data Listed below

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Elevation (feet)	Cum.Store (cubic-feet)
0.00	0
1.00	30
2.00	60
3.00	90
4.00	121
5.00	151
6.00	181
7.00	211
8.00	241
9.00	271
10.00	302
11.00	332
12.00	362
13.00	392
14.00	422
15.00	452
16.00	483
17.00	513
18.00	543
19.00	573
20.00	603
21.00	633
22.00	664
23.00	694
24.00	724
25.00	754
26.00	784
27.00	814
28.00	844
29.00	875
30.00	905
31.00	935
32.00	965
33.00	995
34.00	1,025
35.00	1,056

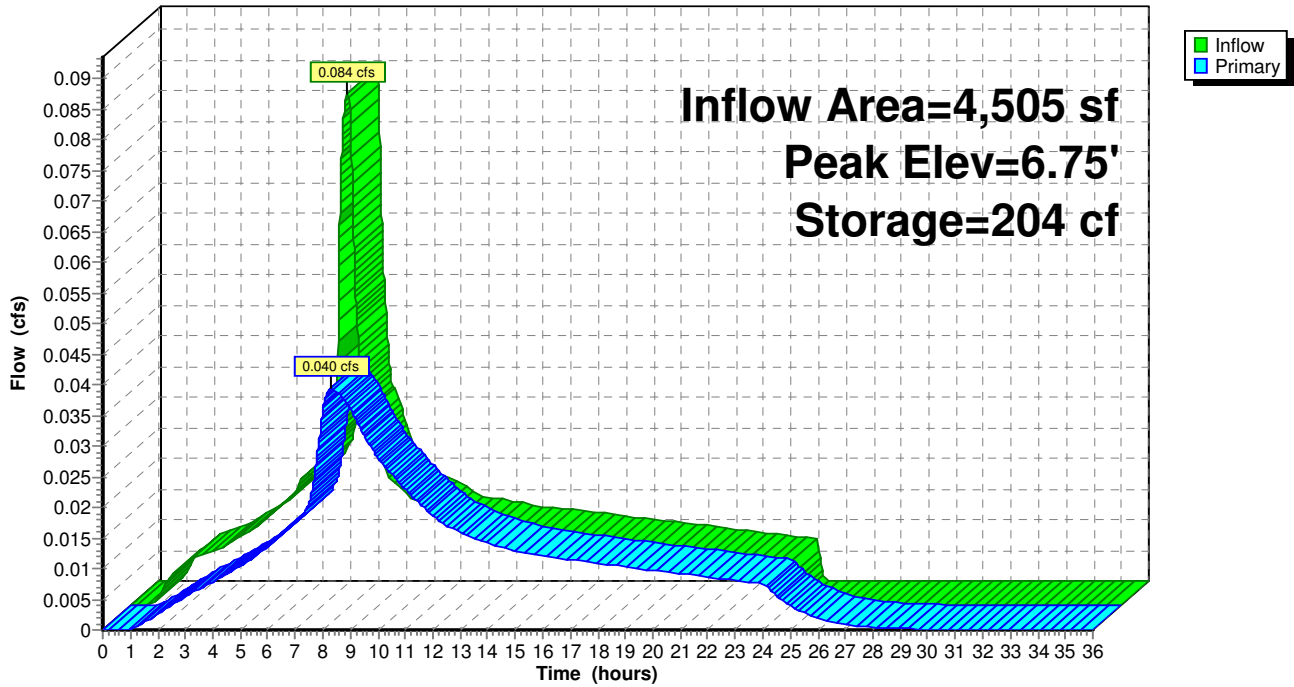
Device	Routing	Invert	Outlet Devices
#1	Primary	0.00'	BOOK2
Elev. (feet) 0.00 1.00 2.00 3.00 4.00 5.00 6.00 7.00 8.00 9.00			
10.00 11.00 12.00 13.00 14.00 15.00 16.00 17.00 18.00 19.00			
20.00 21.00 22.00 23.00 24.00 25.00 26.00 27.00 28.00 29.00			
30.00 31.00 32.00 33.00 34.00 35.00			
Disch. (cfs) 0.0000 0.0060 0.0120 0.0180 0.0240 0.0290 0.0350			
0.0410 0.0470 0.0530 0.0590 0.0650 0.0710 0.0770 0.0820			
0.0880 0.0940 0.1000 0.1060 0.1120 0.1180 0.1240 0.1300			
0.1350 0.1410 0.1470 0.1530 0.1590 0.1650 0.1710 0.1770			
0.1830 0.1880 0.1940 0.2000 0.2060			

Primary OutFlow Max=0.039 cfs @ 8.32 hrs HW=6.75' (Free Discharge)

↑1=BOOK2 (Custom Controls 0.039 cfs)

Pond 3P: DRYWELL 1

Hydrograph



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Summary for Pond 7P: DRYWELL 2

Inflow Area = 4,875 sf, 100.00% Impervious, Inflow Depth = 3.22" for 10-Year event
 Inflow = 0.090 cfs @ 7.88 hrs, Volume= 1,307 cf
 Outflow = 0.039 cfs @ 8.38 hrs, Volume= 1,307 cf, Atten= 56%, Lag= 29.9 min
 Primary = 0.039 cfs @ 8.38 hrs, Volume= 1,307 cf

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Peak Elev= 8.09' @ 8.38 hrs Storage= 244 cf

Plug-Flow detention time= 101.0 min calculated for 1,306 cf (100% of inflow)
 Center-of-Mass det. time= 101.1 min (764.3 - 663.2)

Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	1,056 cf	Custom Stage Data Listed below

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Elevation (feet)	Cum.Store (cubic-feet)
0.00	0
1.00	30
2.00	60
3.00	90
4.00	121
5.00	151
6.00	181
7.00	211
8.00	241
9.00	271
10.00	302
11.00	332
12.00	362
13.00	392
14.00	422
15.00	452
16.00	483
17.00	513
18.00	543
19.00	573
20.00	603
21.00	633
22.00	664
23.00	694
24.00	724
25.00	754
26.00	784
27.00	814
28.00	844
29.00	875
30.00	905
31.00	935
32.00	965
33.00	995
34.00	1,025
35.00	1,056

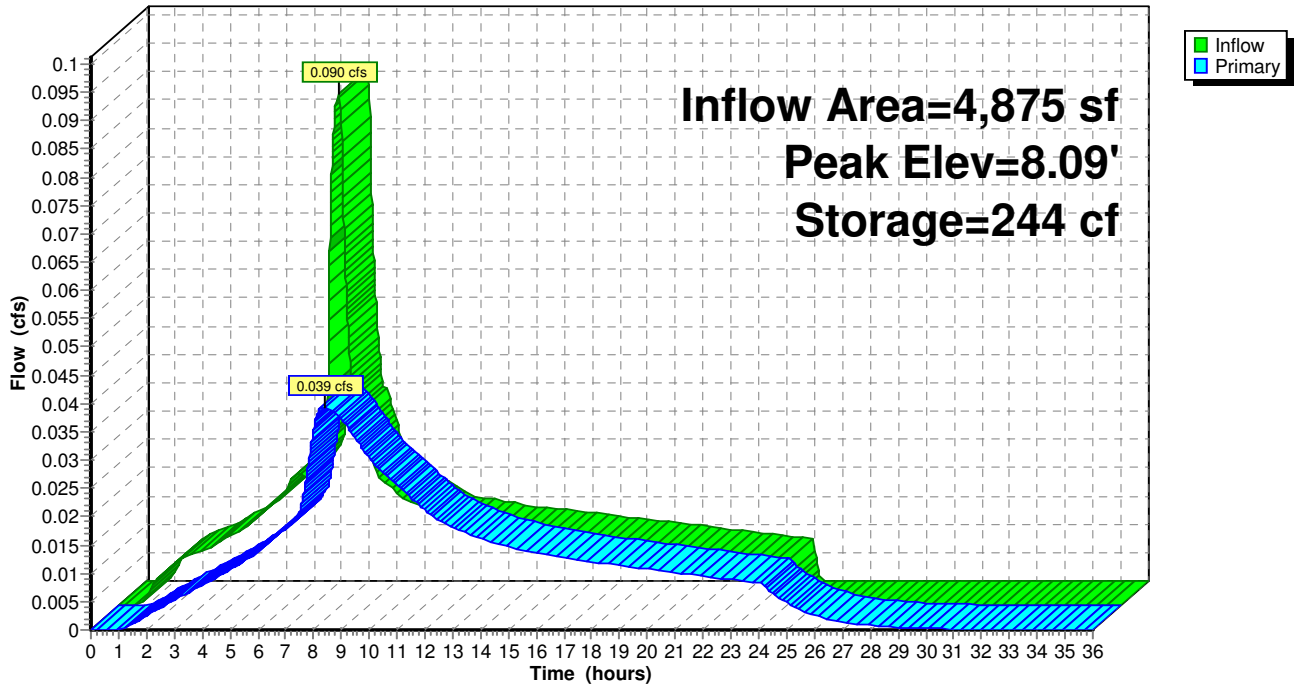
Device	Routing	Invert	Outlet Devices
#1	Primary	0.00'	BOOK4
Elev. (feet) 0.00 1.00 2.00 3.00 4.00 5.00 6.00 7.00 8.00 9.00			
10.00 11.00 12.00 13.00 14.00 15.00 16.00 17.00 18.00 19.00			
20.00 21.00 22.00 23.00 24.00 25.00 26.00 27.00 28.00 29.00			
30.00 31.00 32.00 33.00 34.00 35.00			
Disch. (cfs) 0.0000 0.0050 0.0100 0.0150 0.0200 0.0250 0.0290			
0.0340 0.0390 0.0440 0.0490 0.0540 0.0590 0.0640 0.0690			
0.0740 0.0790 0.0830 0.0880 0.0930 0.0980 0.1030 0.1080			
0.1130 0.1180 0.1230 0.1280 0.1330 0.1370 0.1420 0.1470			
0.1520 0.1570 0.1620 0.1670 0.1720			

Primary OutFlow Max=0.039 cfs @ 8.38 hrs HW=8.09' (Free Discharge)

↑1=BOOK4 (Custom Controls 0.039 cfs)

Pond 7P: DRYWELL 2

Hydrograph



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Summary for Pond 9P: RAIN GARDEN

Inflow Area = 1,345 sf, 100.00% Impervious, Inflow Depth = 3.22" for 10-Year event
 Inflow = 0.025 cfs @ 7.88 hrs, Volume= 361 cf
 Outflow = 0.013 cfs @ 8.24 hrs, Volume= 361 cf, Atten= 47%, Lag= 22.1 min
 Discarded = 0.013 cfs @ 8.24 hrs, Volume= 361 cf

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Peak Elev= 0.54' @ 8.24 hrs Surf.Area= 96 sf Storage= 33 cf

Plug-Flow detention time= 13.0 min calculated for 360 cf (100% of inflow)
 Center-of-Mass det. time= 12.9 min (676.2 - 663.2)

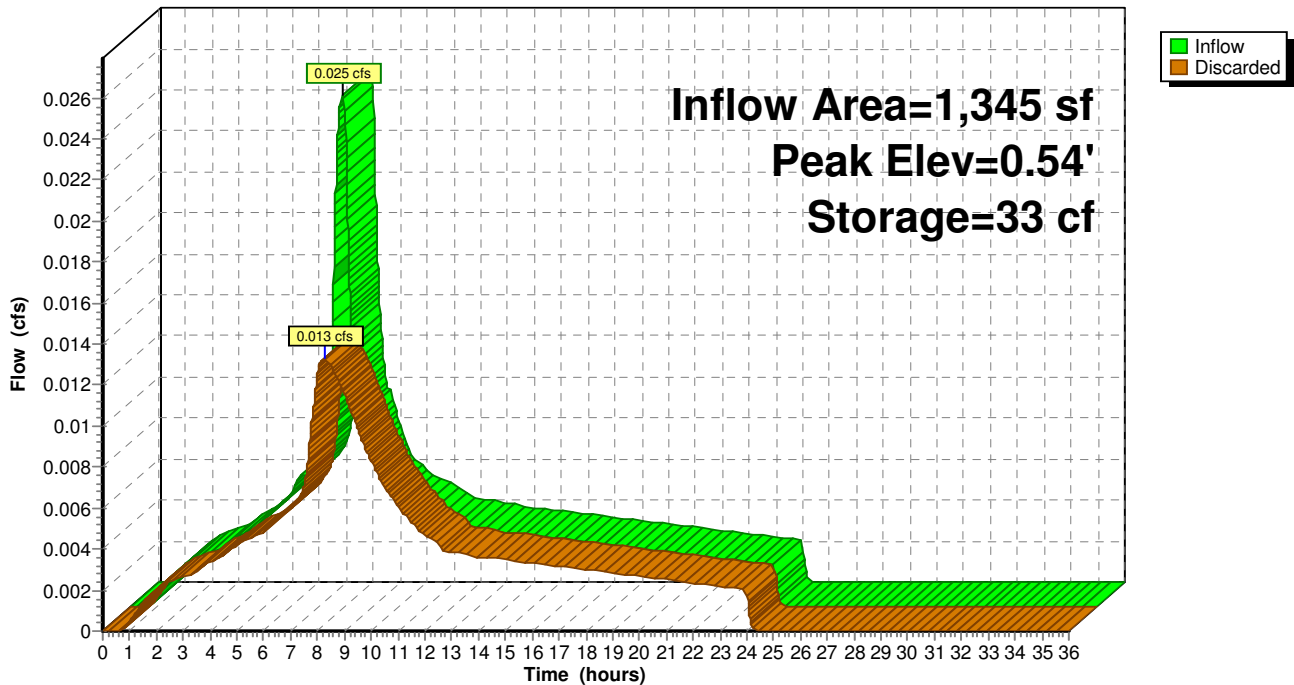
Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	93 cf	2.00'W x 15.00'L x 1.00'H Prismatic Z=3.0

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	6.000 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.013 cfs @ 8.24 hrs HW=0.54' (Free Discharge)
 ←1=Exfiltration (Exfiltration Controls 0.013 cfs)

Pond 9P: RAIN GARDEN

Hydrograph



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Summary for Pond 13P: STREET SIDE PLANTERS

Inflow Area = 1,095 sf, 100.00% Impervious, Inflow Depth = 3.22" for 10-Year event
 Inflow = 0.020 cfs @ 7.88 hrs, Volume= 294 cf
 Outflow = 0.007 cfs @ 7.34 hrs, Volume= 294 cf, Atten= 66%, Lag= 0.0 min
 Discarded = 0.007 cfs @ 7.34 hrs, Volume= 294 cf

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Peak Elev= 0.58' @ 8.82 hrs Surf.Area= 50 sf Storage= 29 cf

Plug-Flow detention time= 17.4 min calculated for 293 cf (100% of inflow)
 Center-of-Mass det. time= 17.4 min (680.6 - 663.2)

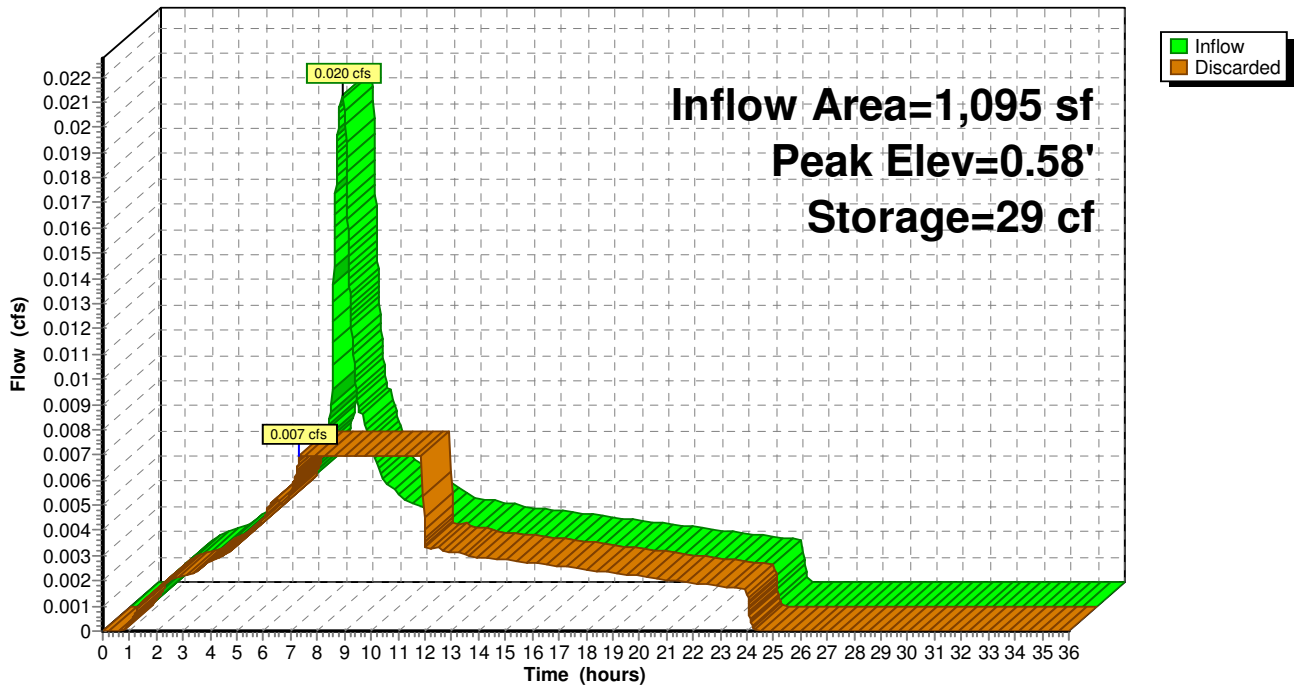
Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	50 cf	5.00'W x 10.00'L x 1.00'H Prismatic

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	6.000 in/hr Exfiltration over Horizontal area

Discarded OutFlow Max=0.007 cfs @ 7.34 hrs HW=0.01' (Free Discharge)
 ←1=Exfiltration (Exfiltration Controls 0.007 cfs)

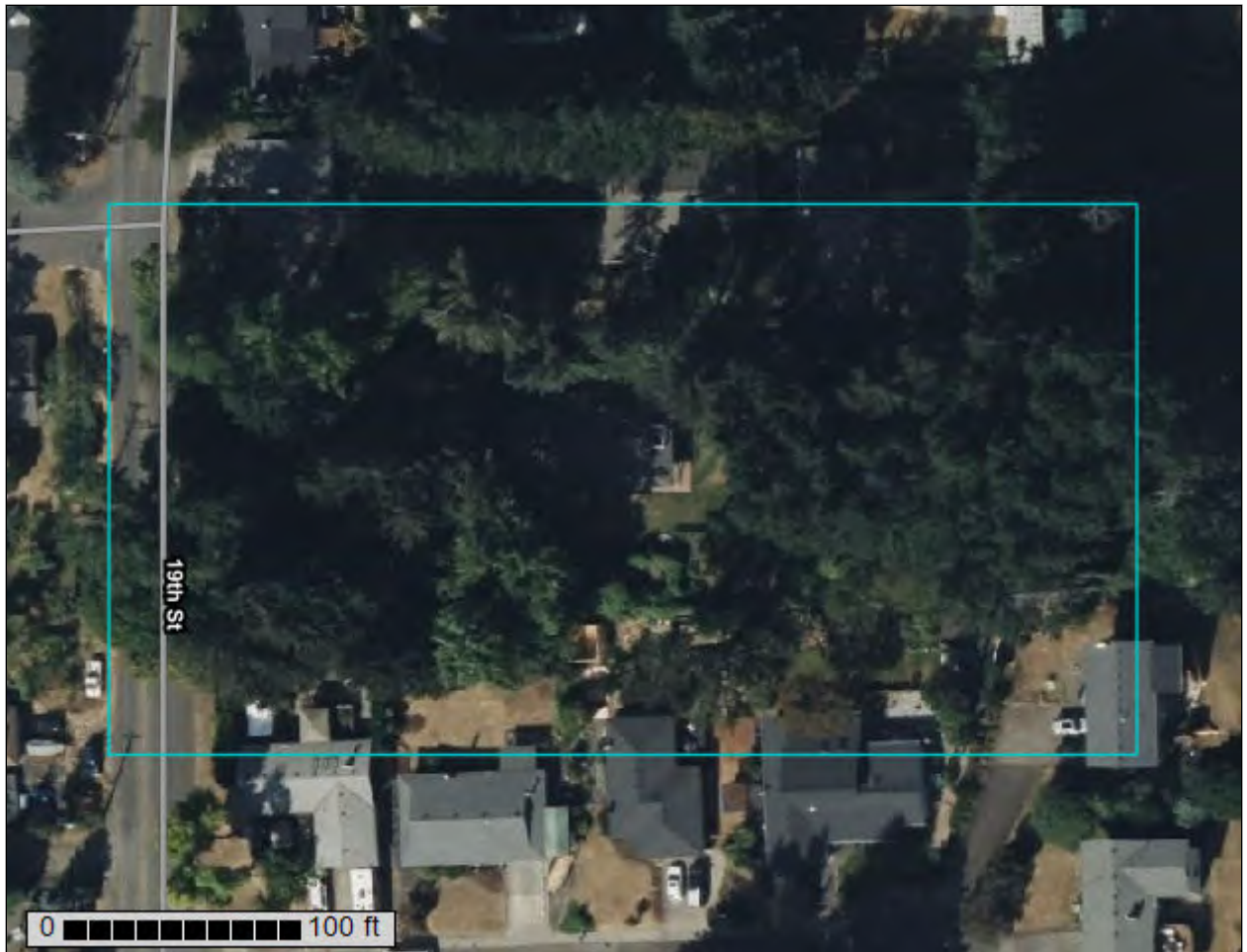
Pond 13P: STREET SIDE PLANTERS

Hydrograph



APPENDIX B

Custom Soil Resource Report for Clackamas County Area, Oregon



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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13C—Cascade silt loam, 8 to 15 percent slopes.....	13
References	14

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

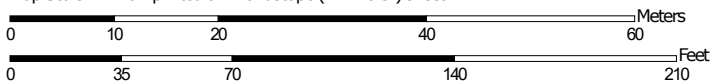
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Map Scale: 1:726 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)




















Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

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

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

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Clackamas County Area, Oregon
 Survey Area Data: Version 20, Sep 7, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 26, 2022—Oct 11, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
13C	Cascade silt loam, 8 to 15 percent slopes	2.3	100.0%
Totals for Area of Interest		2.3	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Custom Soil Resource Report

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Clackamas County Area, Oregon

13C—Cascade silt loam, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 2235

Elevation: 250 to 1,400 feet

Mean annual precipitation: 50 to 60 inches

Mean annual air temperature: 50 to 54 degrees F

Frost-free period: 165 to 210 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Cascade and similar soils: 80 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Cascade

Setting

Landform: Hillslopes

Landform position (two-dimensional): Summit, footslope

Landform position (three-dimensional): Interfluve, crest

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Silty material

Typical profile

H1 - 0 to 11 inches: silt loam

H2 - 11 to 21 inches: silt loam

H3 - 21 to 60 inches: silty clay loam

Properties and qualities

Slope: 8 to 15 percent

Depth to restrictive feature: 20 to 30 inches to fragipan

Drainage class: Somewhat poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 18 to 30 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Low (about 4.0 inches)

Interpretive groups

Land capability classification (irrigated): 3e

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: C

Ecological site: F002XB005OR - Loess Hill Group

Forage suitability group: Somewhat Poorly Drained (G002XY005OR)

Other vegetative classification: Somewhat Poorly Drained (G002XY005OR)

Hydric soil rating: No

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- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

Custom Soil Resource Report

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APPENDIX C

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Hydro Geo & Environmental, Inc
8525 SW 67th Ave.,
Portland, OR 97223
Phone: 503. 892.2000
Fax: 503.246.6021
e-mail: hydrogeo@comcast.net

Hydro Geo & Environmental, Inc.

October 10, 2023
Project # 3425.23
NWTimber Development
Attn: Derek Craven

RE: SUMMARY OF SOIL INFILTRATION TESTING FOR SITE @ 2015 19TH ST.,
WEST LINN, OREGON 97068

In accordance with your authorization Hydro Geo & Environmental, Inc., (HGE) has completed soil infiltration testing at the subject property in the approximate locations indicated on the attached site plan. The purpose of the infiltration testing was to provide field infiltration rates for use in design of a storm water disposal system for the proposed five houses development. The scope of work for this project consisted of excavation of two shallow test pits, augering of exploratory borehole advanced from the bottom of the test pit, evaluation of field infiltration rates using standardized methods and equipment, and preparation of this letter report.

This letter report has been prepared for exclusive use of the owner and their agents, for specific application to the referenced scope of services, in accordance with generally accepted geotechnical engineering practices. No other warranty, expressed or implied, is made. In the event that changes in the nature, usage, or layout of the proposed site improvements are made the conclusion contained in this report shall not be considered valid unless the changes are reviewed by HGE in writing.

The field work was conducted on October 2, 2023 consisting of excavating of two shallow test pits in location indicated on the attached site plan (See Figure 2) and conducting the percolation tests at the depth of 4 & 7.5 feet. Following the infiltration test completion, the hand-augered exploratory borehole was advanced from the bottom of test pit # 1 to a depth of 11.5 feet. An engineering associate from HGE coordinated and observed the subsurface conditions and infiltration testing.

The site is located at 2015 19th St., on the east side of 19th St., between Dollar St., and Short St., in West Linn OR 97068 (Figure1). The site is gently sloping at elevations ranging from 228 to 249' above Mean Sea Level (Canby Quad, USGS 7.5 Minute Map) and slopes slightly to moderately at 10 % northward. The site is bounded on the west by paved 19th St., on the north, east and south by the adjacent residences(see Figure1, Vicinity Map).

•••••

GEOLOGY & SUBSURFACE CONDITIONS

The near-surface geology of the project area consists of Late Pleistocene age (recent to approximately 1.5 million years ago) sediments which were deposited by catastrophic floods of the Columbia River. The site lies in an area, which has been mapped as Coarse-Grained Facies consisting of pebble to boulder gravel with silt and coarse sand matrix. The coarse sediments are poorly sorted and sub-rounded to well- rounded and range from openwork gravel to gravel with considerable fine-grained matrix material. Mainly basalt, but other lithologies may dominate downstream from bedrock exposures. The coarse flood sediments are up to 60 m (200 ft) thick in the map area.

Based on a review of the Soil Survey of Clackamas County, the near-surface soils at the site are mapped as Cascade Silt Loam, 8 To 15 Percent Slopes. Cascade silt loam is deep, somewhat poorly drained soil on rolling uplands that formed in silty material. Surface runoff is medium, and the hazard of erosion is moderate. Permeability is 0.06-0.2 inches per hour.

At the time of our visit we hand dug two test pits to a depths 7.5 & 4 feet. Subsurface materials represented in the **Test Pit/boring # 1** consisted of a 1- foot surface layer of dark-brown dry organic silt **fill** with some grass and tree roots. Underlying the fill and organic topsoil, the native soil consists of yellowish-brown to dark-brown, dry, friable stiff, low plasticity, non-sticky sandy **silt**, underlain at the depth of 7.5 feet by yellowish-brown damp, loose fine-grained, well –graded **sand**, underlain at the depth of 8.5 feet by dark-brown to tan, mottled, damp, slightly sticky stiff sandy **silt**, in turn underlain at the depth of 11 feet by yellowish-brown damp to moist very sticky high plasticity stiff **clay** exposed to a depth of 11.5 feet below the surface. The test pit/boring was terminated at the depth of 11.5 feet below the surface.

Test Pit # 2 encountered of a 1- foot surface layer of dark-brown dry organic silt fill with some grass and tree roots, underlain by yellowish-brown to dark-brown, dry, friable stiff, low plasticity, non-sticky sandy **silt**, exposed to a depth of 4 feet below the surface.

No evidence of perched or static groundwater or seasonal perched subsurface water was encountered in the test pits and exploratory boring.

Based on Oregon Water Resources Department data, groundwater in the vicinity was encountered in 140 feet deep water well report at the depth of 13 feet below the surface. (See Clackamas County Water Well Report # 008838 attached).

INFILTRATION TESTS- The tests were conducted by driving a six-inch diameter infiltrometer stand pipe into the soil at the above pointed interval. The infiltration test was conducted as Encased Falling Head tests based on methodology of Clackamas county Stormwater Management Manual – December 2020.

We have embedded a solid 6-inch diameter casing into the native fine-grained silty sand soil at the elevation of 7.5 feet below the surface. That embedment has provided a good seal around the pipe casing so that percolation was limited to the 6-inch plug of the material within the casing. The pipe with clean water approximately of 12 inches above the soil was maintained at this depth for at least 4 hours to presoak the native fine-grained sand soil. Total of three trials of infiltration test were conducted. After each trial, the water level was readjusted to the 12 inch level.

October 11, 2023

Page 3

The water level was measured to the nearest 0.01 foot (1/8 inch) at 10-minute intervals for a total period of 2 hours. Successive trials were run until the percent change in measured infiltration rate between two successive trials is minimal. All test results are summarized in the data table. The infiltration rate noted below is a last of three observations of actual infiltration rate measured in the field in undisturbed fine-grained silty sand and do not include a factor of safety. We recommend to apply the safety factor of 2.

Location	Soil	Test depth	Field infiltration rate
TP-1	fine sand	7.5 feet	18 inches/hour
TP-2	sandy silt	4.0 feet	15 inches/hour

After infiltration testing, test pit was further augured to verify soil conditions beneath the test location. The soils observed below the test depth appeared consistent with gravelly sand soil above and across the site.

In accordance with AASHTO classification, tested soils refer to A-4 groups of this classification. In accordance with Unified Soil Classification System, tested soil refer to ML class group symbol (well-graded silty sand).

CONCLUSIONS- Based on the results of the infiltration test, observation of subsurface conditions, and our office review, the native site soils appear to have low to moderate permeability at the depth of silty sand or sandy silt soils encountered and are suitable for subsurface discharge of storm water. We believe that the onsite infiltration capability has not been compromised by the past construction use on the site and is suitable for subgrade of pervious pavement.

Field infiltration rates recorded during this study generally correspond to the range of permeability values reported in the Soil Survey of Clackamas County, Oregon.

Differences in infiltration test results noted above may be due to slight areal and depth variations in soil gradation, density, and *in-situ* moisture content. In addition, it has been observed that the permeability of undisturbed native soils such as those found on this site can be substantially different than soils that have been disturbed by construction activities.

It is recommended that HGE be contacted to observe subsurface conditions at the time of construction to correlate actual soil conditions with those observed during this study. It is also advisable to test the infiltration system to confirm adequate capacity.

We appreciate the opportunity to assist you on this project. If you have any questions or would like additional information please feel free to contact the undersigned at (503) 892-2000.

Truly yours,
Hydro Geo & Environmental, Inc.

Mike Golberg, C.E.G
Principal Engineering Geologist



Expires 11/1/24

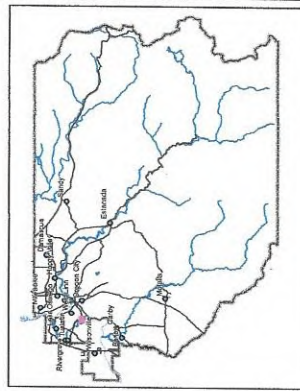
21 E 34DD
WEST LINN
S.E. 1/4 SE. 1/4 SEC. 34 T. 2S. R. 1E. W.M.
CLACKAMAS COUNTY
1" = 100'

D. L. C.
JOSEPH A. FIELDS NO. 51 & 67

Cancelled Taxlots
3402
3400
3398
2000
1101
2600
2600
2400

side

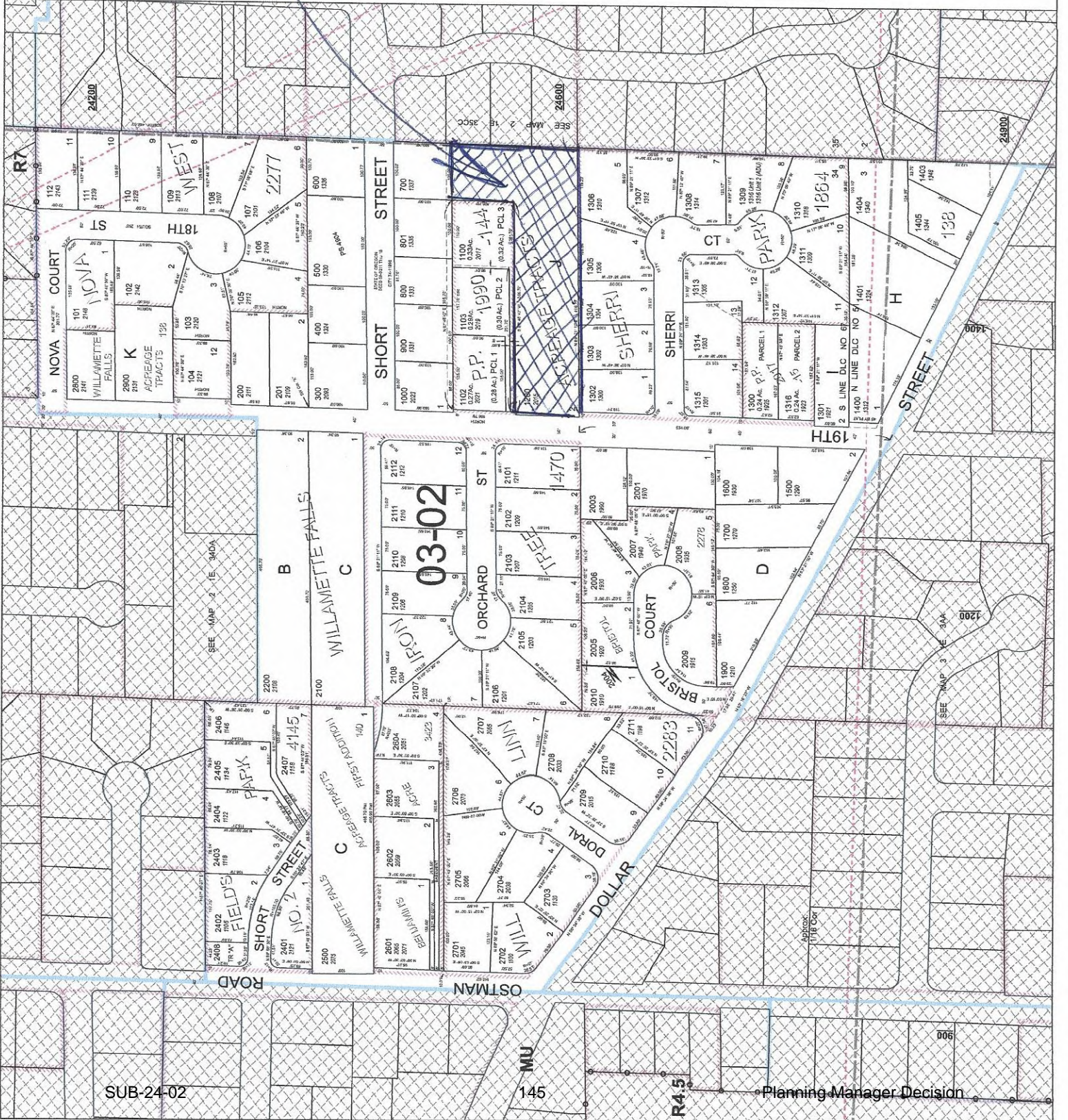
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- Private Road ROW
- Historical Boundary
- Railroad Centerline
- TaxCodeLines
- Map Index
- WaterLines
- Land Use Zoning
- Pits
- Water
- Corner
- Section Corner
- 1/4th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT
PURPOSES ONLY

Figure 1

21 E 34DD
WEST LINN

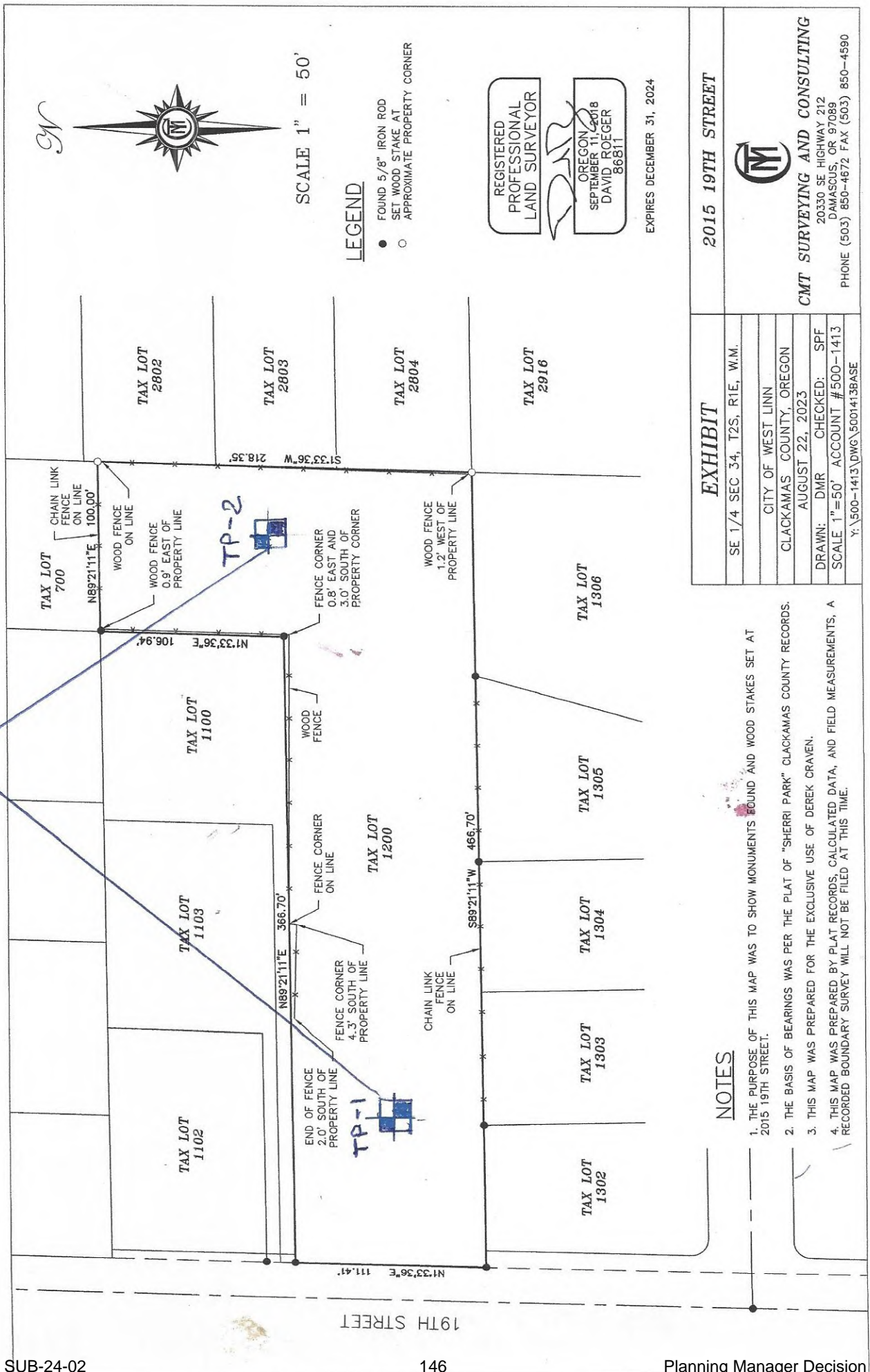


SUB-24-02

145

Planning Manager Decision

TEST PITS



NOTES

1. THE PURPOSE OF THIS MAP WAS TO SHOW MONUMENTS FOUND AND WOOD STAKES SET AT 2015 19TH STREET.
2. THE BASIS OF BEARINGS WAS PER THE PLAT OF "SHERRI PARK" CLACKAMAS COUNTY RECORDS.
3. THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF DEREK CRAVEN.
4. THIS MAP WAS PREPARED BY PLAT RECORDS, CALCULATED DATA, AND FIELD MEASUREMENTS, A RECORDED BOUNDARY SURVEY WILL NOT BE FILED AT THIS TIME.

EXHIBIT

SE 1/4 SEC 34, T2S, R1E, W.M.
 CITY OF WEST LINN
 CLACKAMAS COUNTY, OREGON
 AUGUST 22, 2023
 DRAWN: DMR CHECKED: SPF
 SCALE: 1"=50' ACCOUNT #500-1413
 Y:\500-1413\DWG\5001413BASE

2015 19TH STREET



CMT SURVEYING AND CONSULTING
 20330 SE HIGHWAY 212
 DAMASCUS, OR 97089
 PHONE (503) 850-4872 FAX (503) 850-4590

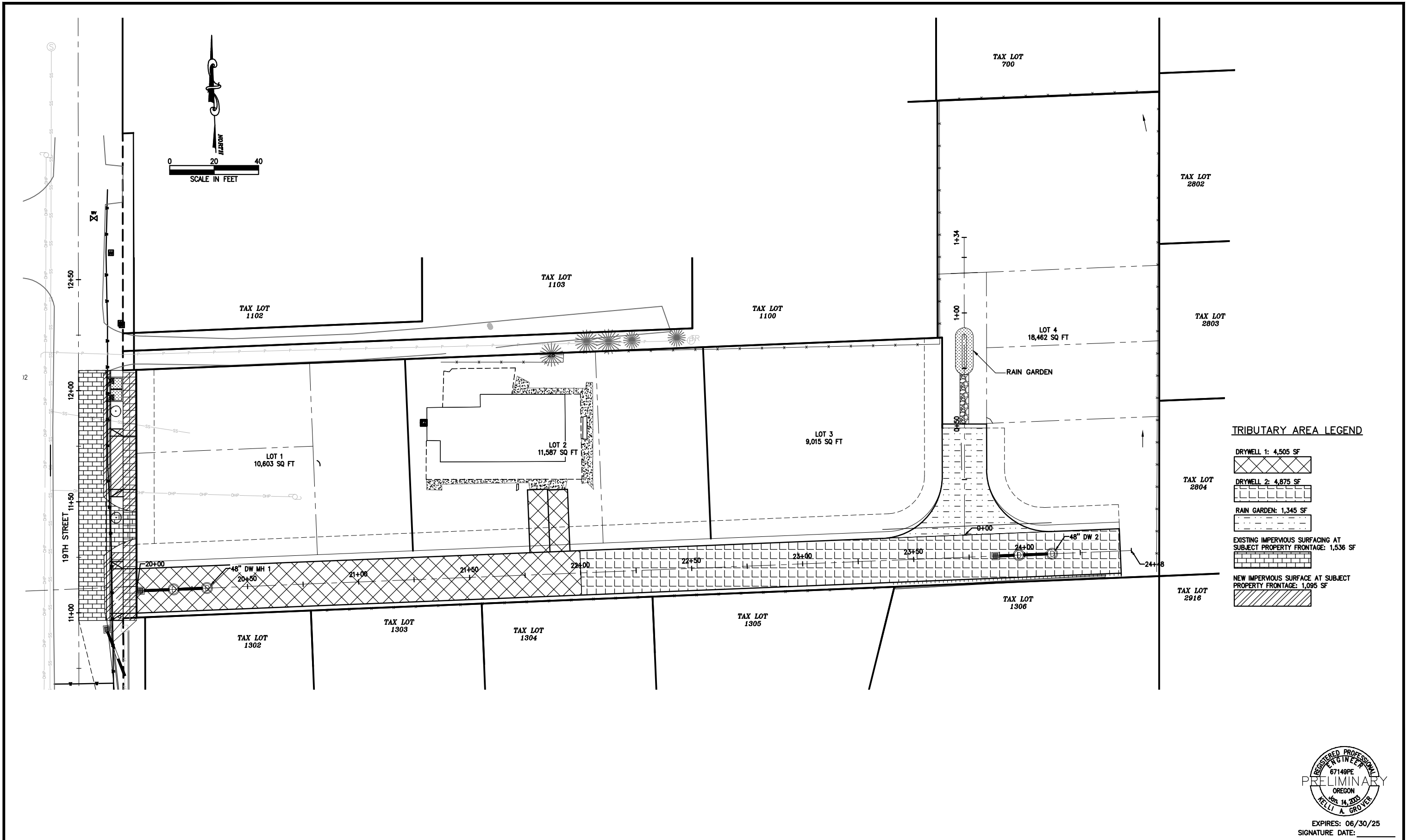
REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 SEPTEMBER 11, 2018
 DAVID ROEGER
 86811

EXPIRES DECEMBER 31, 2024

Figure 2

APPENDIX D

9/9/2024 2:25:56 PMBBS:\project_files\projects\project_19th st. west linn\cad\sheet\23-061 impervious area exhibit.dwg



TRIBUTARY AREA LEGEND

	DRYWELL 1: 4,505 SF
	DRYWELL 2: 4,875 SF
	RAIN GARDEN: 1,345 SF
	EXISTING IMPERVIOUS SURFACING AT SUBJECT PROPERTY FRONTAGE: 1,536 SF
	NEW IMPERVIOUS SURFACE AT SUBJECT PROPERTY FRONTAGE: 1,095 SF



EXPIRES: 06/30/25
SIGNATURE DATE: _____

DATE:	NO.	REVISION

DRAWN:	DESIGNED:	CHECKED:
SCALE: AS SHOWN	DATE: DEC 2023	
PROJECT NO. E23-061		



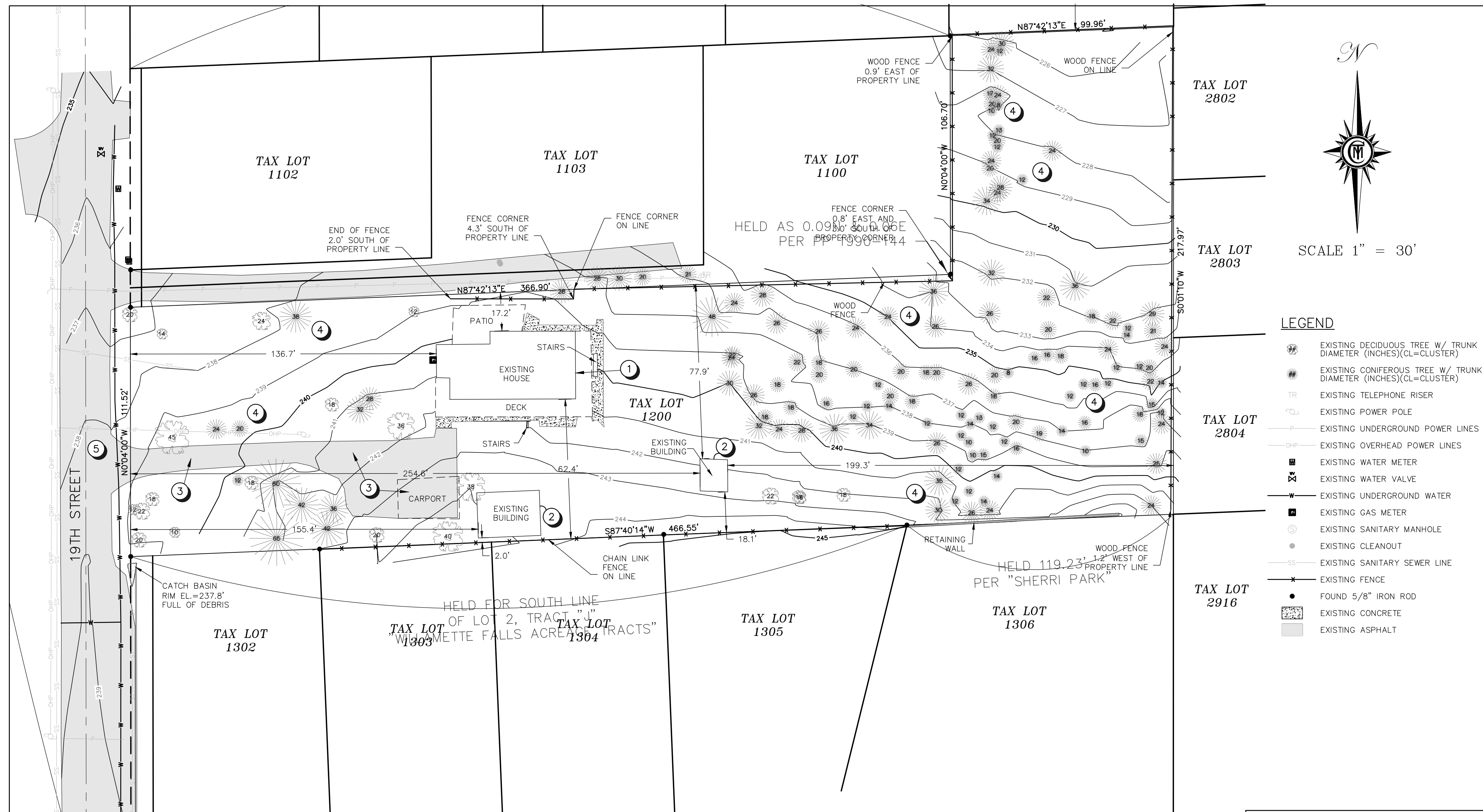
359 EAST HISTORIC COLUMBIA RIVER HIGHWAY
TROUTDALE, OREGON 97060
(503) 668-3737

DON BURKE
2015 19TH STREET, WEST LINN, OR 97068
503-572-8522

IMPERVIOUS AREA EXHIBIT
14 UNIT MIDDLE HOUSING
DEVELOPMENT

1
1

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- LEGEND**
- EXISTING DECIDUOUS TREE W/ TRUNK DIAMETER (INCHES)(CL=CLUSTER)
 - EXISTING CONIFEROUS TREE W/ TRUNK DIAMETER (INCHES)(CL=CLUSTER)
 - EXISTING TELEPHONE RISER
 - EXISTING POWER POLE
 - EXISTING UNDERGROUND POWER LINES
 - EXISTING OVERHEAD POWER LINES
 - EXISTING WATER METER
 - EXISTING WATER VALVE
 - EXISTING UNDERGROUND WATER
 - EXISTING GAS METER
 - EXISTING SANITARY MANHOLE
 - EXISTING CLEANOUT
 - EXISTING SANITARY SEWER LINE
 - EXISTING FENCE
 - FOUND 5/8" IRON ROD
 - EXISTING CONCRETE
 - EXISTING ASPHALT

- KEY NOTES**
- 1 EXIST HOUSE TO REMAIN
 - 2 REMOVE EXIST OUTBUILDING
 - 3 REMOVE EXIST CARPORT AND ASPHALT DRIVEWAY
 - 4 SEE SHEET 4, TREE PRESERVATION PLAN, FOR TREE PROTECTION AND REMOVAL PLAN, TYPICAL
 - 5 SAWCUT AND REMOVE EXIST ASPHALT ROADWAY AT CENTERLINE ALONG SITE FRONTAGE AS NECESSARY FOR 19TH HALF STREET IMPROVEMENTS, SEE TYPICAL SECTION DETAIL ON SHEET 5

- NOTES**
1. THE PURPOSE OF THIS MAP WAS TO SHOW THE EXISTING CONDITIONS FOR 2015 19TH STREET.
 2. THE BASIS OF BEARINGS WAS PER THE PARTITION PLAT NO. 2017-015, CLACKAMAS COUNTY RECORDS.
 3. LOCAL DATUM WAS ESTABLISHED BY CITY OF WEST LINN MANHOLE RIM ASBUILT INFORMATION.
 4. THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF DEREK CRAVEN.
 5. THIS MAP WAS PREPARED BY PLAT RECORDS, CALCULATED DATA, AND FIELD MEASUREMENTS. A RECORDED BOUNDARY SURVEY WILL BE FILED AT A DATE TO BE DETERMINED.
 6. ALL UTILITY LOCATIONS ARE SHOWN BY ABOVE GROUND FEATURES AND LOCATION OF PAINT MARKS SUPPLIED BY THE LOCAL UTILITY COMPANIES. CMT TAKES NO RESPONSIBILITY OF UNDERGROUND LOCATION. PLEASE NOTIFY THE UTILITY NOTIFICATION CENTER BEFORE ANY DIGGING 1-800-332-2344.

- (1) SSMH
RIM EL.=233.5'
8" METAL I.E. IN S=227.0'
8" METAL I.E. OUT N=226.5'
- (2) SSMH
RIM EL.=238.9'
8" METAL I.E. IN S=231.2'
8" METAL I.E. IN E=231.2'
8" METAL I.E. OUT N=231.1'

EXISTING CONDITIONS	
2015 19TH STREET	
SE 1/4 SEC 34, T2S, R1E, W.M.	
CITY OF WEST LINN	
CLACKAMAS COUNTY, OREGON	
OCTOBER 26, 2023	
DRAWN: JMR	CHECKED: DMR
SCALE 1"=30' ACCOUNT #500-1413	
Y:\500-1413\DWG\5001413BASE	
CMT SURVEYING AND CONSULTING	
20330 SE HIGHWAY 212 DAMASCUS, OR 97089 PHONE (503) 850-4672 FAX (503) 850-4590	

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
SEPTEMBER 11, 2018
DAVID ROEGER
86811

EXPIRES DECEMBER 31, 2024

TVF&R
Tualatin Valley Fire & Rescue
APPROVED PLANS
APPROVAL OF PLANS IS NOT AN APPROVAL OF OMISSIONS OR OVERSIGHTS
Jason A. Jansen
Deputy Fire Marshal II
TVF&R Permit #2024-0133

DATE:	NO.	REVISION

DRAWN:	DESIGNED:	CHECKED:
SCALE: AS SHOWN	DATE: DEC 2023	
PROJECT NO. E23-061		

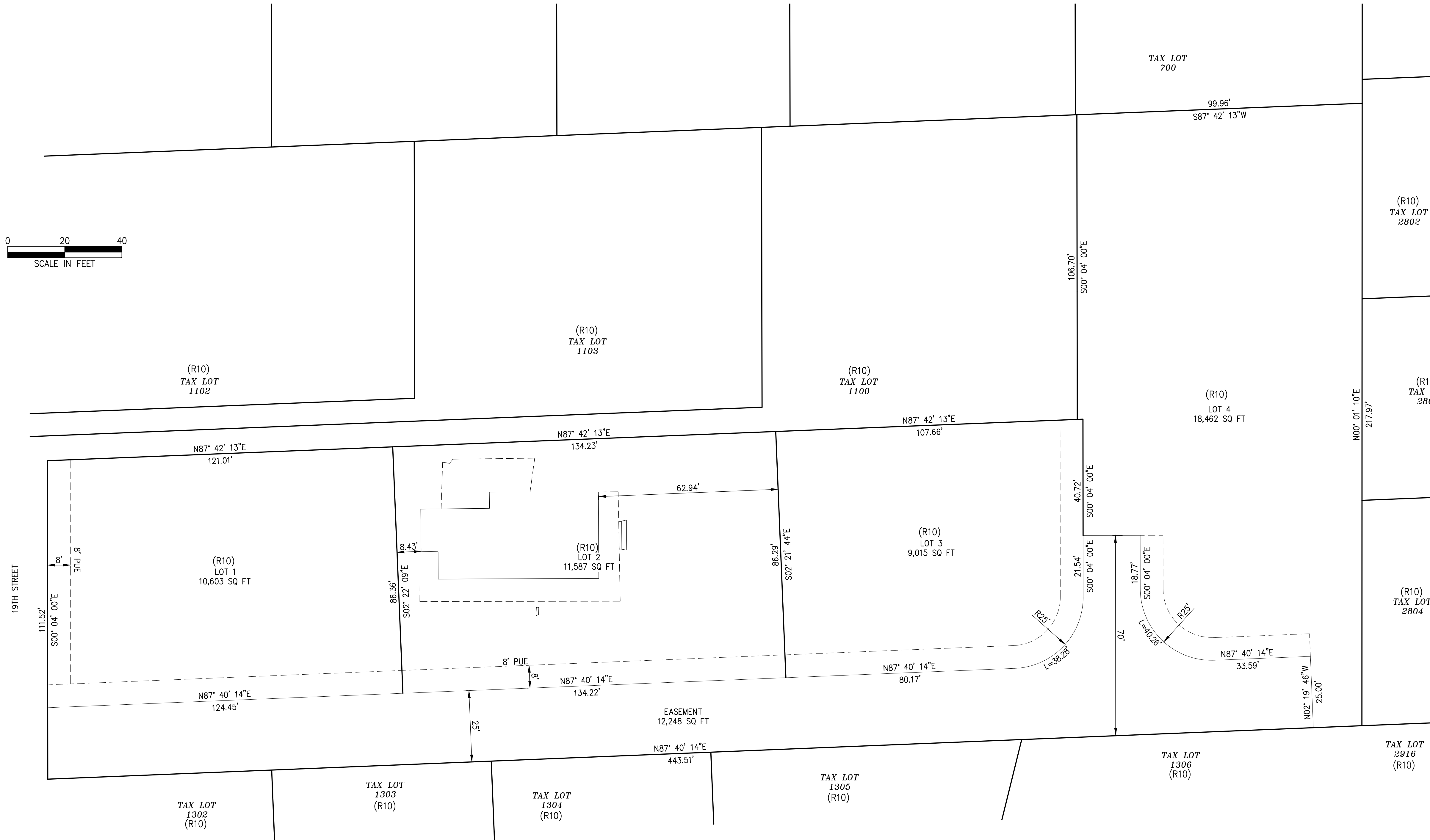
FIRWOOD DESIGN GROUP
Reliable Engineering Solutions
359 EAST HISTORIC COLUMBIA RIVER HIGHWAY
TROUTDALE, OREGON 97060
(503) 668-3737

DON BURKE
2015 19TH STREET, WEST LINN, OR 97068
503-572-8522

EXISTING CONDITIONS AND DEMO PLAN
14 UNIT MIDDLE HOUSING DEVELOPMENT

2
19

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Jason A. Groves
Deputy Fire Marshal II

TVF&R Permit #2024-0133



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PROJECT NO. E23-061		

FIRWOOD DESIGN GROUP
Reliable Engineering Solutions

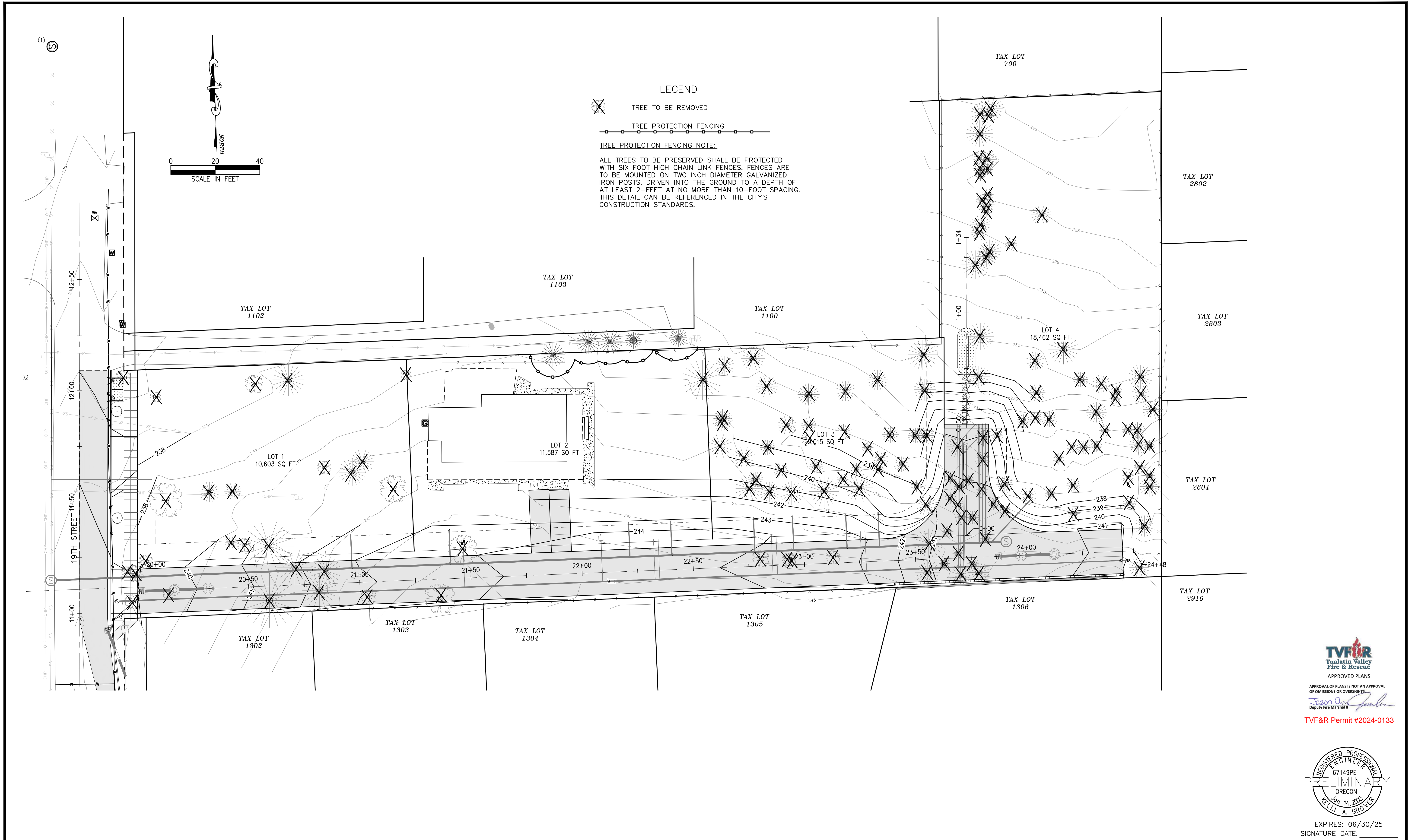
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TENTATIVE PLAN
14 UNIT MIDDLE HOUSING
DEVELOPMENT

3
19

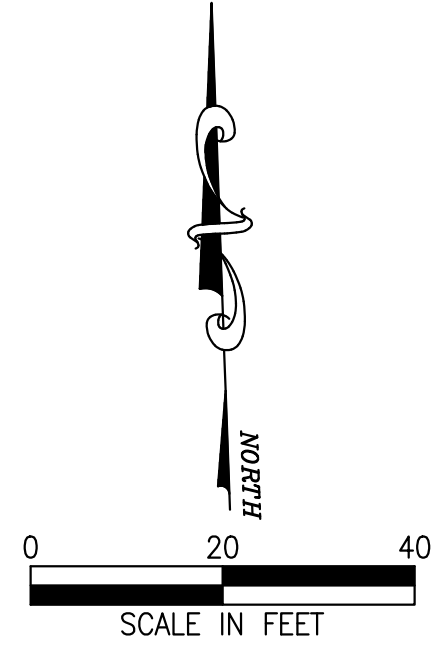
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LEGEND

-  TREE TO BE REMOVED
-  TREE PROTECTION FENCING

TREE PROTECTION FENCING NOTE:
 ALL TREES TO BE PRESERVED SHALL BE PROTECTED WITH SIX FOOT HIGH CHAIN LINK FENCES. FENCES ARE TO BE MOUNTED ON TWO INCH DIAMETER GALVANIZED IRON POSTS, DRIVEN INTO THE GROUND TO A DEPTH OF AT LEAST 2- FEET AT NO MORE THAN 10-FOOT SPACING. THIS DETAIL CAN BE REFERENCED IN THE CITY'S CONSTRUCTION STANDARDS.



APPROVED PLANS
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Jason A. Jomler
 Deputy Fire Marshal II

TVF&R Permit #2024-0133



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 SIGNATURE DATE: _____

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SCALE: AS SHOWN	DATE: DEC 2023	
PROJECT NO. E23-061		

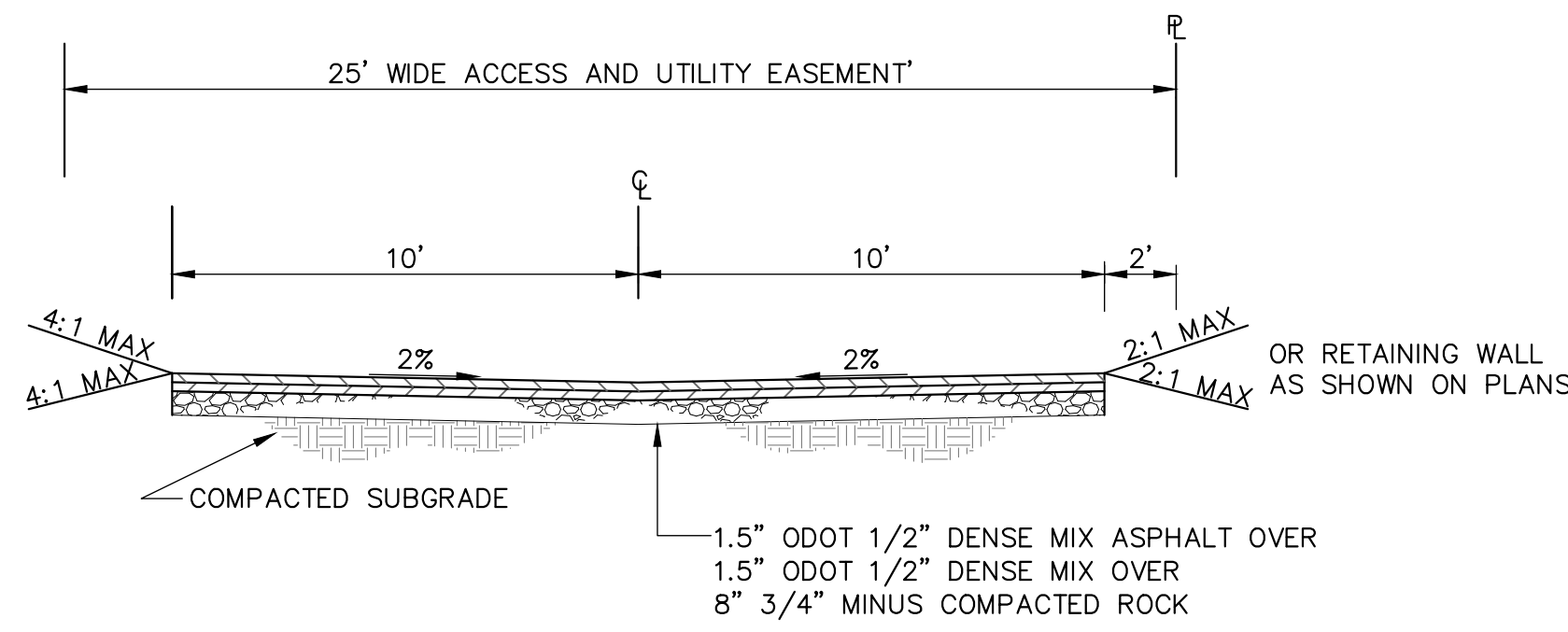
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 Reliable Engineering Solutions
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 TROUTDALE, OREGON 97060
 (503) 668-3737

DON BURKE
 2015 19TH STREET, WEST LINN, OR 97068
 503-572-8522

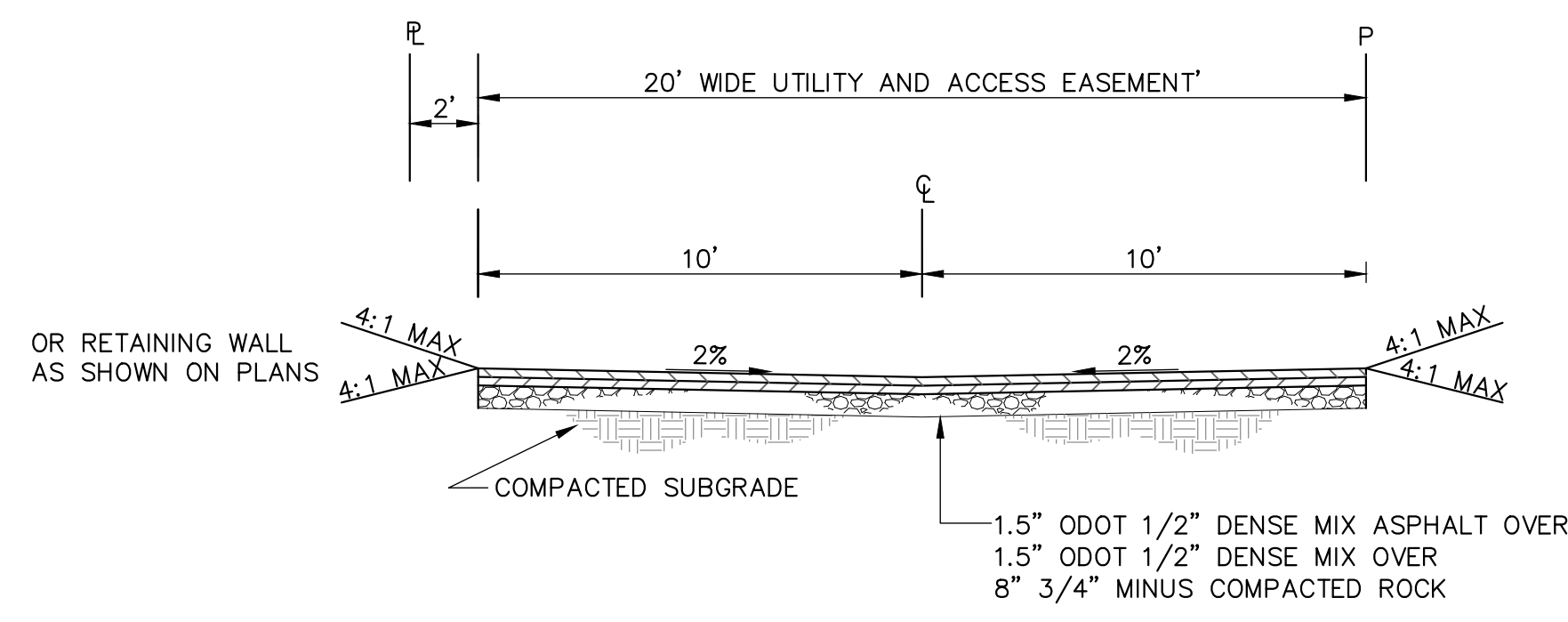
TREE REMOVAL AND PRESERVATION PLAN
 14 UNIT MIDDLE HOUSING DEVELOPMENT

4
19

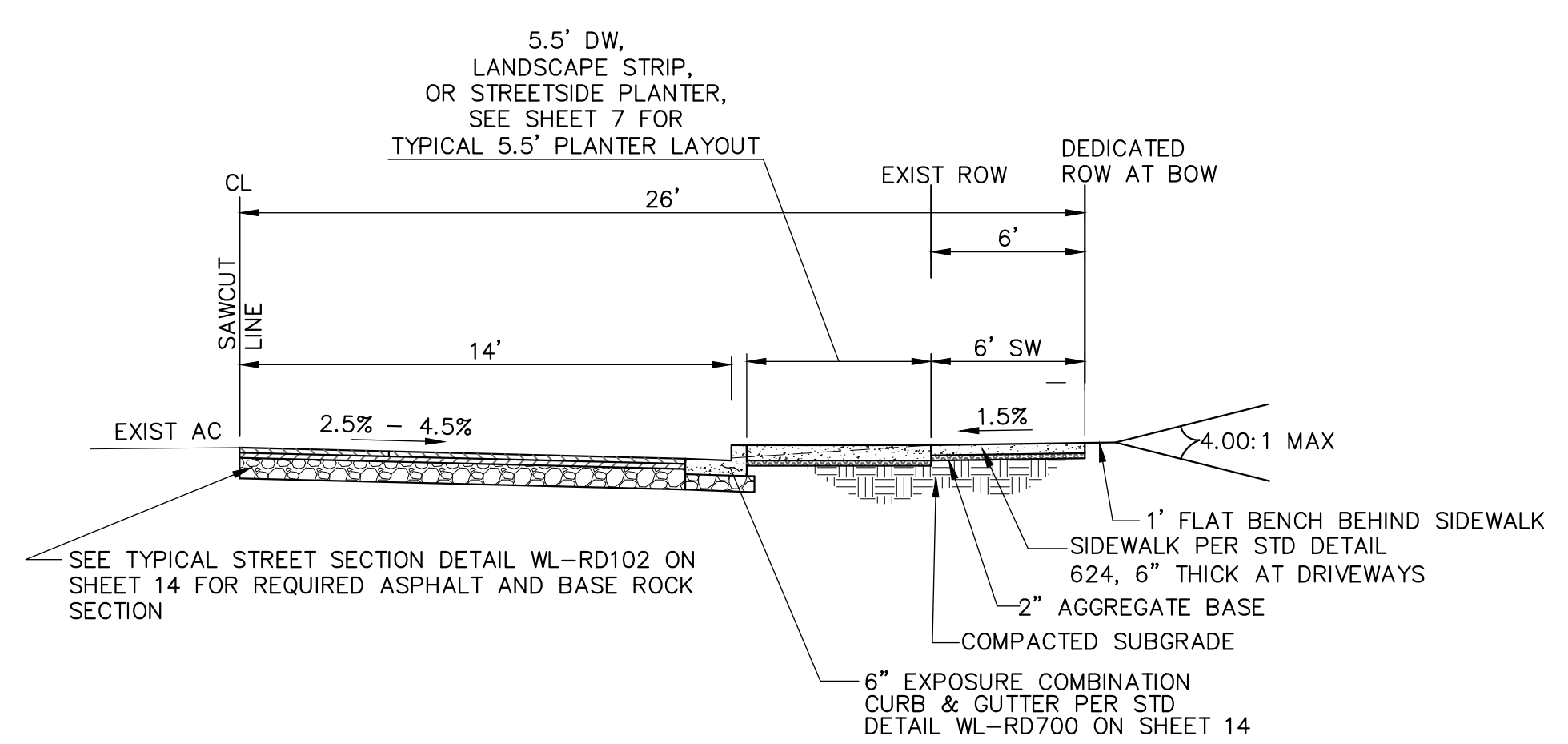
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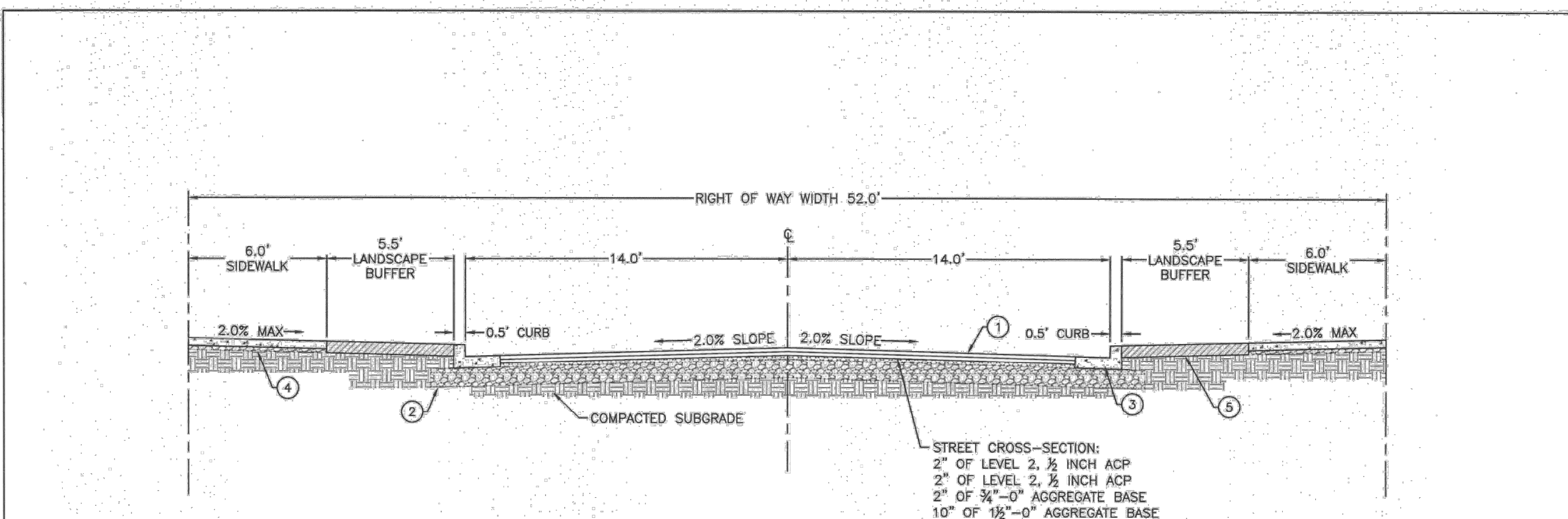
20' MAIN DRIVEWAY ENTRY ROAD
SCALE: NTS



20' WIDE TURNAROUND
SCALE: NTS



19TH STREET TYPICAL SECTION DETAIL
SCALE: NTS



- NOTE:
- 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.

Standard Drawing No. WL-RD012
Effective Date: 02/22/22

City Engineer: [Signature]

City of West Linn
Public Works Department - Standard Drawings
22500 Selma Road, West Linn, OR 97068
Phone: 503-722-2500
www.westlinn-oregon.gov

APPROVED PLANS

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[Signature]
Deputy Fire Marshal II

TVF&R Permit #2024-0133

REGISTERED PROFESSIONAL ENGINEER
67149PE
PRELIMINARY
OREGON
JUN 14, 2023
WELLI A. GROVER

EXPIRES: 06/30/25
SIGNATURE DATE: _____

DATE:	NO.	REVISION

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SCALE: AS SHOWN	DATE: DEC 2023	
PROJECT NO. E23-061		

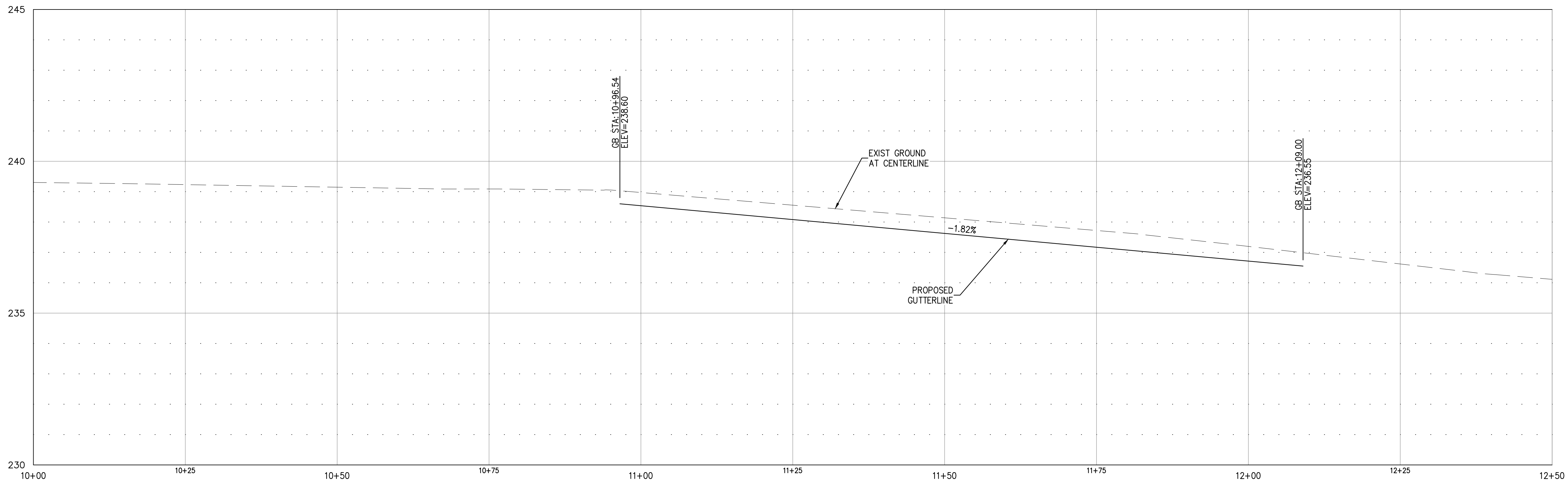
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Reliable Engineering Solutions

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TROUTDALE, OREGON 97060
(503) 668-3737

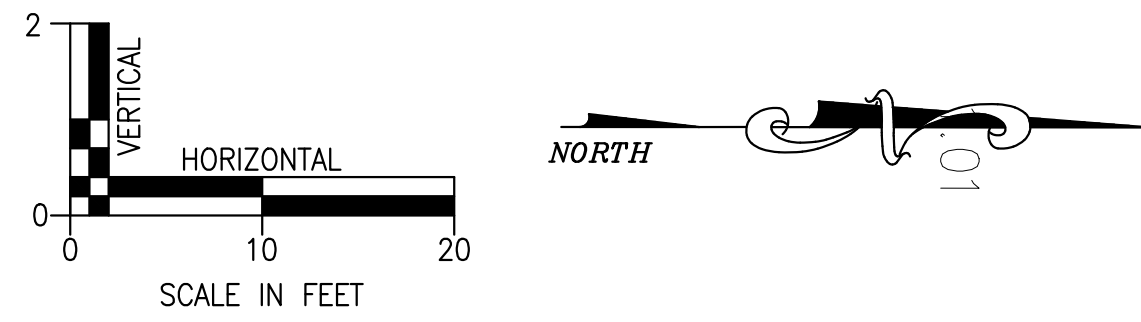
DON BURKE
2015 19TH STREET, WEST LINN, OR 97068
503-572-8522

TYPICAL SECTIONS
14 UNIT MIDDLE HOUSING
DEVELOPMENT

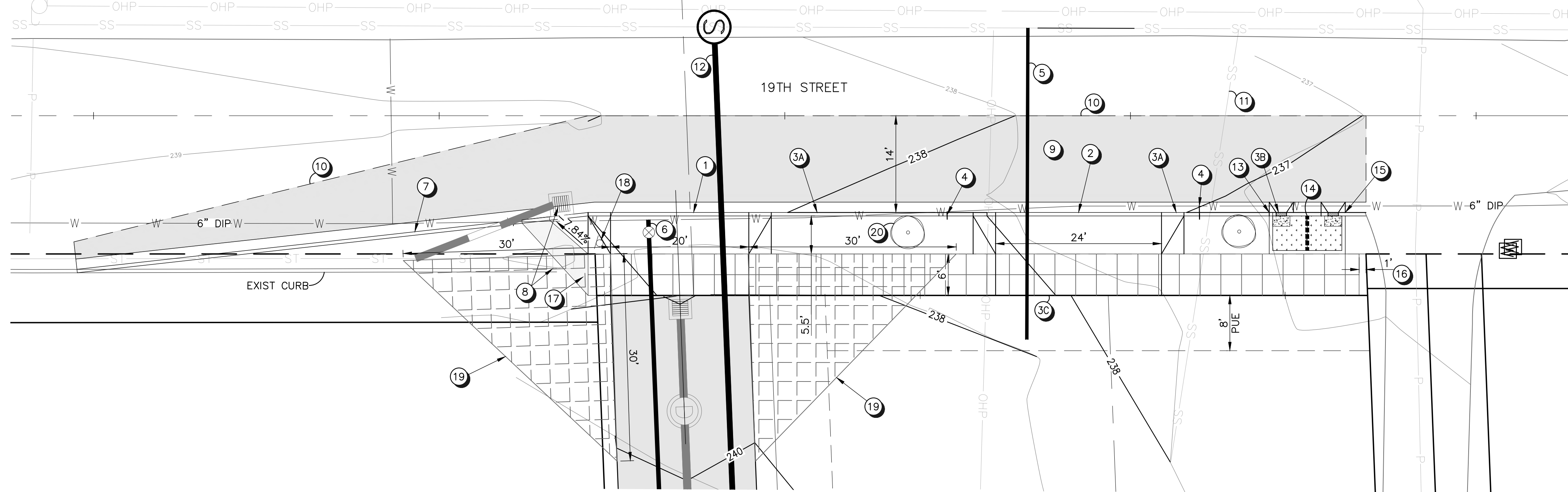
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19TH STREET PROFILE
SCALE: SEE SCALE BAR



- KEY NOTES**
- 1 24' WIDE DRIVEWAY ENTRY, SEE DETAIL RD740 ON SHEET 14
 - 2 24' WIDE SHARED DRIVEWAY, SEE DETAIL RD740 ON SHEET 14
 - 3A STANDARD CURB AND GUTTER WITH 6" EXPOSURE UNLESS OTHERWISE DIRECTED, SEE DETAIL ON SHEET 14
 - 3B THICKENED CURB AND GUTTER FRONTING STREETSIDE PLANTERS, SEE DETAIL P-540 ON SHEET 8
 - 3C SEE STD DETAIL RD721 AND RD722 ON SHEET 14 FOR SIDEWALK DETAILS
 - 4 1" WATER SERVICE, SEE DETAILS ON SHEET 18
 - 5 4" SANITARY SEWER LATERAL, SEE DETAILS ON SHEET 17
 - 6 6" WATERLINE EXTENSION, SEE SHEET 13, MAKE CONNECTION TO EXIST 6" DIP WATERLINE PER CITY OF WEST LINN STANDARDS
 - 7 PROVIDE 10:1 CURBLINE TRANSITION
 - 8 RELOCATE OR REPLACE EXIST INLET TO NEW CURBLINE
 - 9 SEE 19TH STREET TYPICAL SECTION DETAIL ON SHEET 5, SEE DETAIL WL-RD012 ON SHEET 5
 - 10 SAWCUT LINE
 - 11 UTILIZE EXIST SEWER LATERAL FOR LOT 1, CUT AND REMOVE PORTION AS NECESSARY AND RE-PURPOSE FOR LOT 1, CONTRACTOR TO COORDINATE WITH EXIST RESIDENCE OCCUPANT, CONTRACTOR TO VERIFY LATERAL IS IN GOOD FUNCTIONING CONDITION
 - 12 8" SEWERLINE EXTENSION, SEE SHEET 13
 - 13 CL STA 11+95.08 14' RT, BEGIN STREETSIDE PLANTER 2, SEE DETAILS ON SHEET 7 AND 8
 - 14 CL STA 12+00.58, CONSTRUCT CONCRETE CHECK DAM AT PLANTER 2, SEE DETAILS AND NOTES ON SHEET 7
 - 15 CL STA 12+06.08 14' RT, END STREETSIDE PLANTER 2
 - 16 MAXIMUM 3:1 GRADE TO PROPERTY LINE
 - 17 TEMPORARY PEDESTRIAN ASPHALT RAMP
 - 18 EXIST SPEED SIGN TO BE RELOCATED PER CITY DIRECTION
 - 19 CLEAR VISION TRIANGLE, TYPICAL
 - 20 STREET TREE, TYPICAL



PROPOSED LEGEND

- CURB AND GUTTER
- PUBLIC SIDEWALK
- CONCRETE CURB INLET FOR STREETSIDE STORMWATER PLANTER
- CHECK DAM
- WATER METER
- BLOW OFF
- STREET TREE
- SAWCUT LINE
- SANITARY SERVICE
- SANITARY MAINLINE
- WATERLINE
- RIGHT-OF-WAY

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Fire & Rescue
APPROVED PLANS
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OF OMISSIONS OR OVERSIGHTS
Jason Owen
Deputy Fire Marshal II
TVF&R Permit #2024-0133

REGISTERED PROFESSIONAL
ENGINEER
67149PE
OREGON
JUL 14, 2009
KELLI A. GROVER

EXPIRES: 06/30/25
SIGNATURE DATE: _____

DATE:	NO.	REVISION

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SCALE: AS SHOWN	DATE: DEC 2023	
PROJECT NO. E23-061		

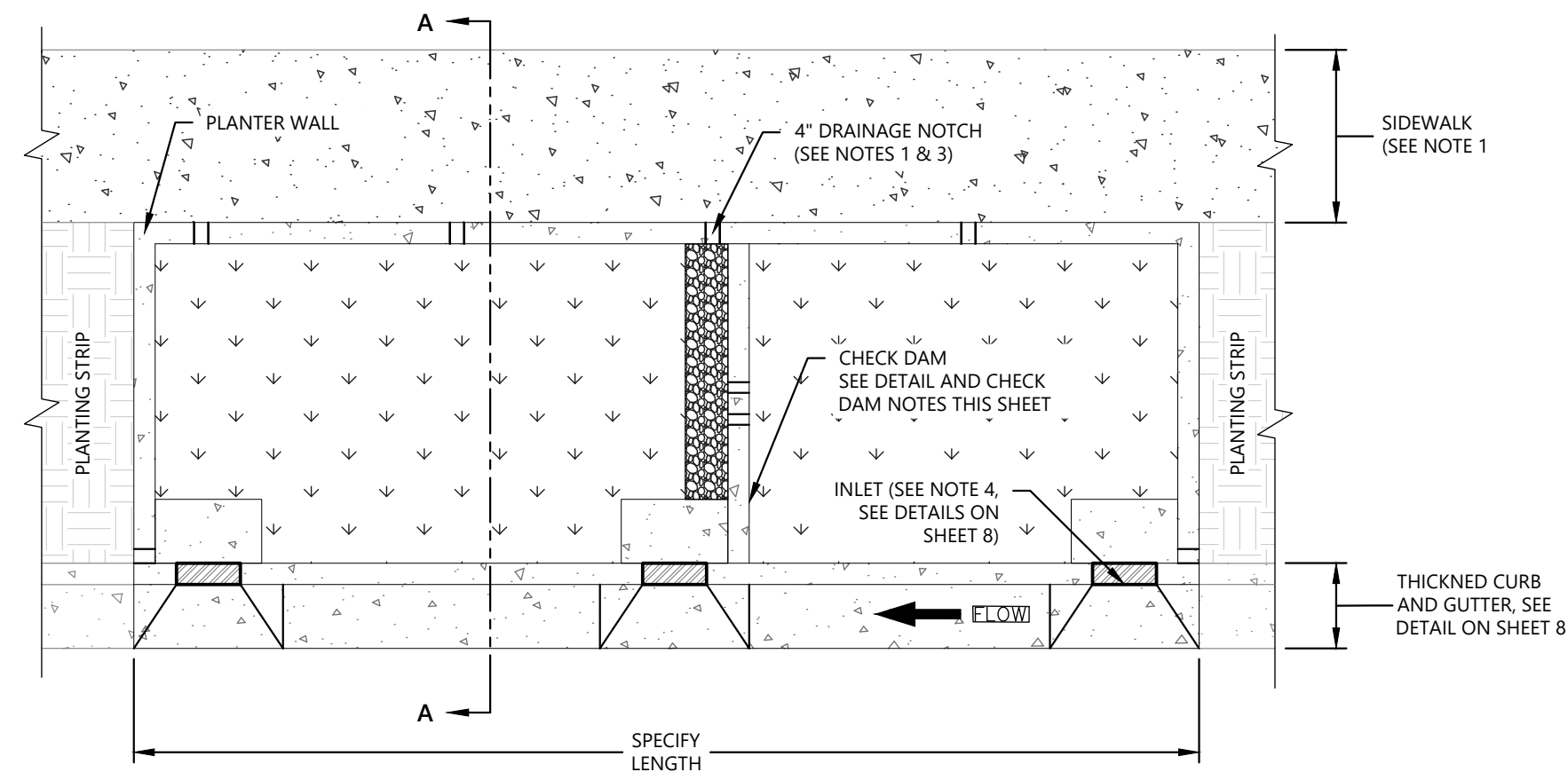
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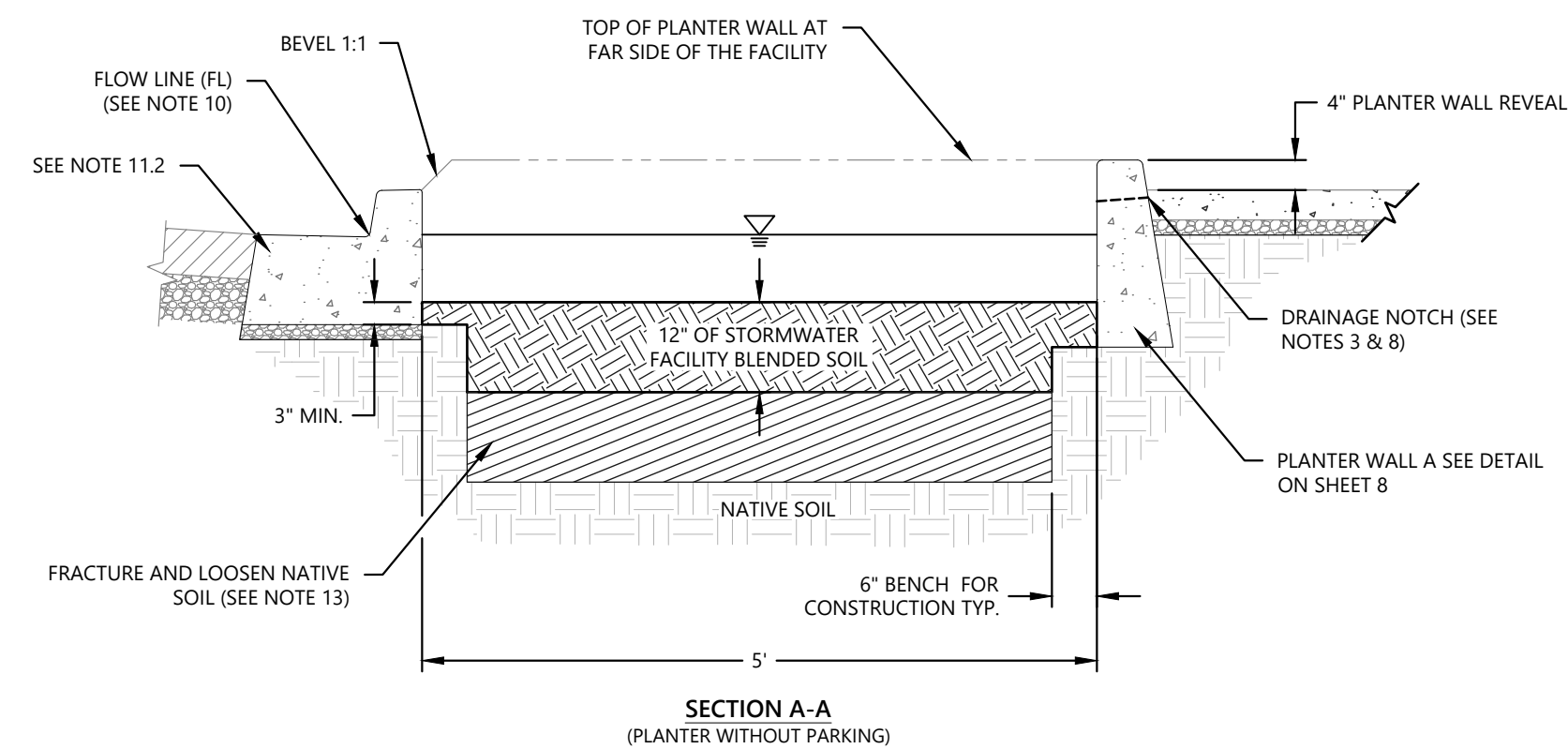
19TH STREET PLAN
14 UNIT MIDDLE HOUSING
DEVELOPMENT

6
19

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PLAN VIEW
(PLANTER WITHOUT PARKING)

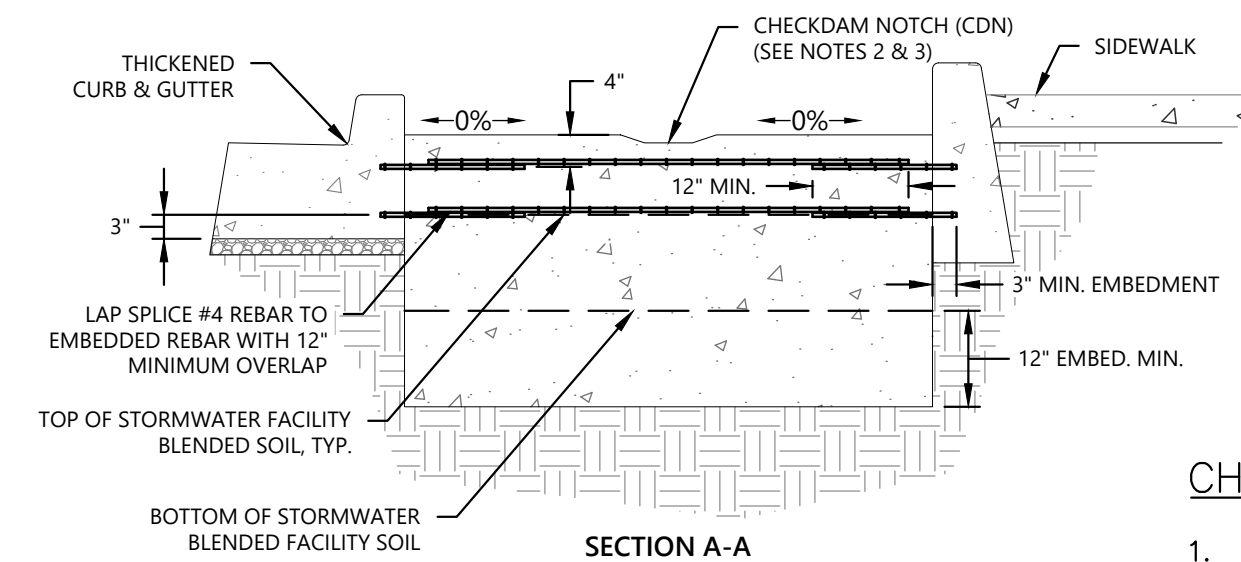
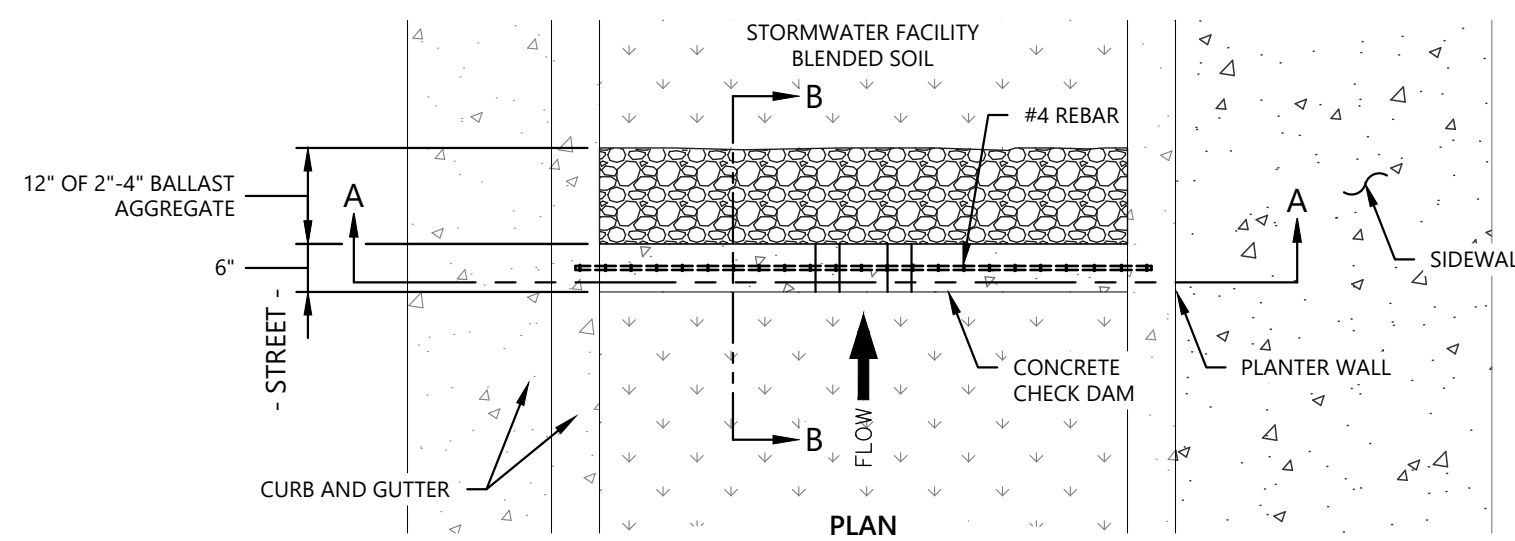


SECTION A-A
(PLANTER WITHOUT PARKING)

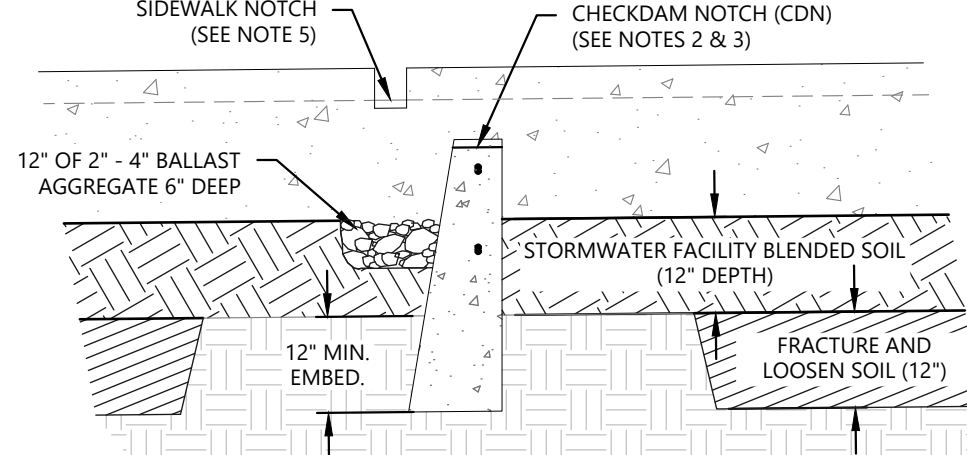
STREET SIDE PLANTER WITHOUT PARKING
SCALE: NTS

PLANTER NOTES:

1. DETAIL ASSUMES TOP-OF-CURB AND TOP-OF-SIDEWALK AT APPROXIMATELY THE SAME ELEVATION FRONTING PLANTERS.
2. FRACTURE AND LOOSEN SOIL - DO NOT TILL - TO A DEPTH OF 12" BELOW STORMWATER FACILITY BLENDED SOIL EXCAVATION BEFORE INSTALLING AGGREGATES OR BLENDED SOIL.
3. PLACE DRAINAGE NOTCH AT LOW POINT IN SIDEWALK. SPACE ADDITIONAL NOTCHES 6-FT APART.
4. DEPRESS GUTTER PAN FLOW LINE (FL) 2-IN TO BOTTOM OF INLET (BI).



SECTION A-A



SECTION B-B
(SEE NOTE 1)

CONCRETE CHECK DAM DETAIL
SCALE: NTS

CHECK DAM NOTES:

1. CHECK DAM NOTCH (CDN) ELEVATION TO BE WHICHEVER IS LOWEST: EQUAL TO THE FLOW LINE ELEVATION AT THE UPSTREAM INLET OF THE FACILITY; 2" BELOW THE ELEVATION OF THE SIDEWALK ADJACENT TO THE CHECK DAM; OR 2" BELOW THE ELEVATION OF THE TOP-OF-CURB (TOC) ADJACENT TO THE FACILITY.
2. ENSURE THAT THE CHECK DAM ELEVATIONS DO NOT CAUSE STORMWATER TO OVERFLOW TO SIDEWALK, OR BACKWATER INTO THE STREET.

STORMWATER FACILITY NOTES:

1. CONTRACTOR TO PROVIDE CITY OF WEST LINN CONSTRUCTION WITH TESTING DATA AS PER CITY OF PORTLAND STANDARD CONSTRUCTION SPECIFICATIONS SECTION 01040.13 -SOIL TESTING 14 DAYS PRIOR TO CONSTRUCTION.
2. SEE CITY OF PORTLAND STANDARD CONSTRUCTION SPECIFICATIONS SECTION 01040.14(D) - STORMWATER FACILITY BLENDED SOIL FOR VEGETATED STORMWATER SYSTEMS, OR MOST CURRENT SCS SPECIAL PROVISION REVISION.
3. INSTALL BLENDED SOIL IN A MANNER THAT ENSURES ADEQUATE INFILTRATION. PLACE IN NO FEWER THAN TWO EQUAL LIFTS TO REACH FINISHED GRADE PER PLAN. IN UNLINED FACILITIES, FRACTURE AND LOOSEN NATIVE SOIL BEFORE PLACING BLENDED SOIL OR AGGREGATE. DO NOT ROTO-TILL. LIFTS MUST NOT BE MECHANICALLY COMPACTED. LIFTS MUST BE PLACED IN A MANNER TO REDUCE EXCESSIVE EROSION OR SETTLEMENT; LIFTS MAY BE HAND-TAMPED, LIGHTLY WATERED TO ENCOURAGE NATURAL COMPACTION, OR ROLLED WITH A WATER-FILLED LANDSCAPE ROLLER.
4. AFTER STORMWATER FACILITY CONSTRUCTION BEGINS, CITY OF WEST LINN CONSTRUCTION INSPECTOR TO CHECK ON THE PROGRESS OF THE JOB AS NECESSARY UNTIL THE FACILITY HAS BEEN PLANTED. CITY OF WEST LINN REVEGETATION PROGRAM INSPECTOR TO CHECK SUBGRADE PREPARATION, SOIL PLACEMENT, DEPTH, AND GRADE PRIOR TO PLACEMENT OF EROSION CONTROL FABRIC OR PLANTING. CONSTRUCTION DELAY WILL RESULT IN ADDITIONAL FEES.
5. PERMANENT OR BELOW-GROUND IRRIGATION SYSTEMS ARE NOT ALLOWED. HAND-WATERING USING TRUCK- OR TRAILER-MOUNTED MOBILE IRRIGATION UNITS IS GENERALLY PREFERRED. ABOVE-GROUND IRRIGATION (I.E., "DRIP" SYSTEMS) MAY BE INSTALLED AS A TEMPORARY MEASURE ONLY DURING THE 2-YEAR WARRANTY PERIOD. CITY OF WEST LINN REVEGETATION PROGRAM MUST APPROVE ALL PROPOSED TEMPORARY ABOVE-GROUND IRRIGATION DESIGN PLANS PRIOR TO INSTALLATION.
6. INSTALLATION OF TEMPORARY IRRIGATION MUST NOT ALTER STANDARD CONSTRUCTION DESIGN OR VEGETATION PLANS OF THE STORMWATER FACILITY (E.G., NO HOLES DRILLED IN THE WALLS, LINER, OR CHECK DAMS). TEMPORARY IRRIGATION SYSTEM MAINTENANCE AND REPAIR, AS WELL AS REPAIR OF DAMAGE TO VEGETATION OR SOILS DUE TO IRRIGATION MALFUNCTION, IS THE SOLE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR. IRRIGATION SYSTEMS MUST BE COMPLETELY REMOVED BY THE PERMITTEE/CONTRACTOR WITHOUT DAMAGING VEGETATION OR SOIL PRIOR TO WARRANTY ACCEPTANCE BY THE CITY.
7. FOLLOWING STORMWATER FACILITY CONSTRUCTION, CONTRACTOR MUST PLACE EROSION CONTROL FABRIC OVER STORMWATER FACILITY AND SURROUNDING AREA TO PREVENT EROSION DURING WET WEATHER CONDITIONS PRIOR TO PLANTING. SECURE WITH 12" WOODEN ECOSTAKE (18" ON-CENTER). FABRIC MUST BE 100% BIODEGRADABLE DOUBLE NET EROSION CONTROL BLANKET WITH 100% COCONUT FIBER MATRIX MEETING TYPE 4 SPECIFICATION REQUIREMENTS ESTABLISHED BY THE EROSION CONTROL TECHNOLOGY COUNCIL (ECTC). COVER BLENDED SOIL ENTIRELY WITH EROSION CONTROL FABRIC IF CONSTRUCTION IS COMPLETED OUTSIDE OF THE PLANTING TIME PERIODS AS SPECIFIED IN ITEM 11.
8. CONTRACTOR MUST SUBMIT PROOF OF PLANT PURCHASE ORDER TO CITY OF WEST LINN REVEGETATION PROGRAM FOR APPROVAL PRIOR TO PLANT PROCUREMENT. PLANTS MUST BE INSPECTED AND APPROVED BY CITY OF WEST LINN REVEGETATION PROGRAM PRIOR TO PLANTING. ALTERNATIVELY, PLANTING AND MAINTENANCE DURING THE WARRANTY PERIOD MAY BE DONE BY THE CITY OF WEST LINN REVEGETATION PROGRAM. CONTACT THE CITY OF WEST LINN PUBLIC WORKS INSPECTOR.
9. PLANTING MUST OCCUR BETWEEN OCTOBER 1 AND DECEMBER 1, OR BETWEEN FEBRUARY 1 AND MAY 1. IF CONSTRUCTION IS COMPLETED DURING THESE TIME PERIODS, PLANTING MUST OCCUR IMMEDIATELY PER SPECIFICATION SECTION 1040.43E. PLANTS MUST BE INSTALLED AS EARLY AS POSSIBLE DURING THE SUCCESSIVE PLANTING TIME PERIODS AS SPECIFIED ABOVE. ALL WEEDS MUST BE REMOVED PRIOR TO PLANTING. AT THE DISCRETION OF THE CITY OF WEST LINN REVEGETATION PROGRAM INSPECTOR, EROSION CONTROL FABRIC MAY BE PLANTED THROUGH OR REMOVED PRIOR TO PLANTING.
10. PERMITTEE/CONTRACTOR IS RESPONSIBLE FOR SUBMITTING A PUBLIC WORKS 2-YEAR MAINTENANCE WARRANTY FORM AND COMPLYING WITH THE OUTLINED 2-YEAR MAINTENANCE WARRANTY PLAN, ENSURING THE SURVIVAL OF ALL PLANT MATERIAL AND THE PERFORMANCE OF THE VEGETATED STORMWATER FACILITY.

PLANT SCHEDULE: 19TH ST STREET SIDE PLANTER

	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE	MINIMUM SPACING	QUANTITY
ZONE A	GRASSES/GROUNDCOVER	<i>Juncus patens</i>	Spreading rush	6" OR 1/2 GALLON CONTAINER	12" O.C.	30
ZONE B	GRASSES/GROUNDCOVER	<i>Juncus tenuis</i>	Slender Rush	6" OR 1/2 GALLON CONTAINER	12" O.C.	30

PLANT LEGEND (SEE PLANT SCHEDULE)

Symbol	Botanical Name	Common Name
ZONE A-1	25 sf	
	<i>Juncus patens</i>	Spreading rush
ZONE A-2	25 sf	
	<i>Juncus tenuis</i>	Slender Rush

DATE:	NO.	REVISION	DRAWN:	DESIGNED:	CHECKED:	SCALE: AS SHOWN	DATE: DEC 2023	PROJECT NO. E23-061
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359 EAST HISTORIC COLUMBIA RIVER HIGHWAY
TROUTDALE, OREGON 97060
(503) 668-3737

DON BURKE
2015 19TH STREET, WEST LINN, OR 97068
503-572-8522

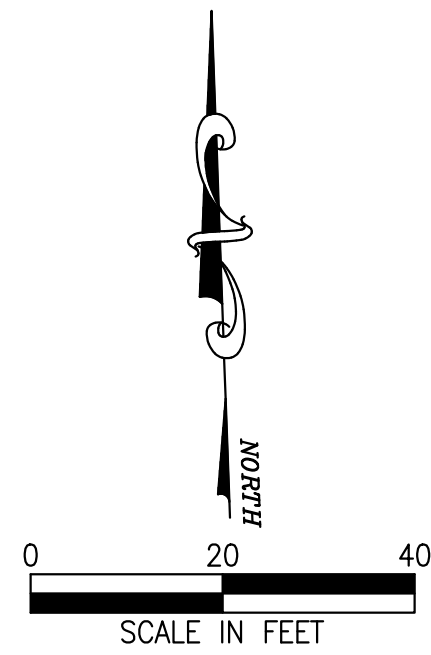
PLANTER DETAILS 1
14 UNIT MIDDLE HOUSING
DEVELOPMENT



EXPIRES: 06/30/25
SIGNATURE DATE: _____

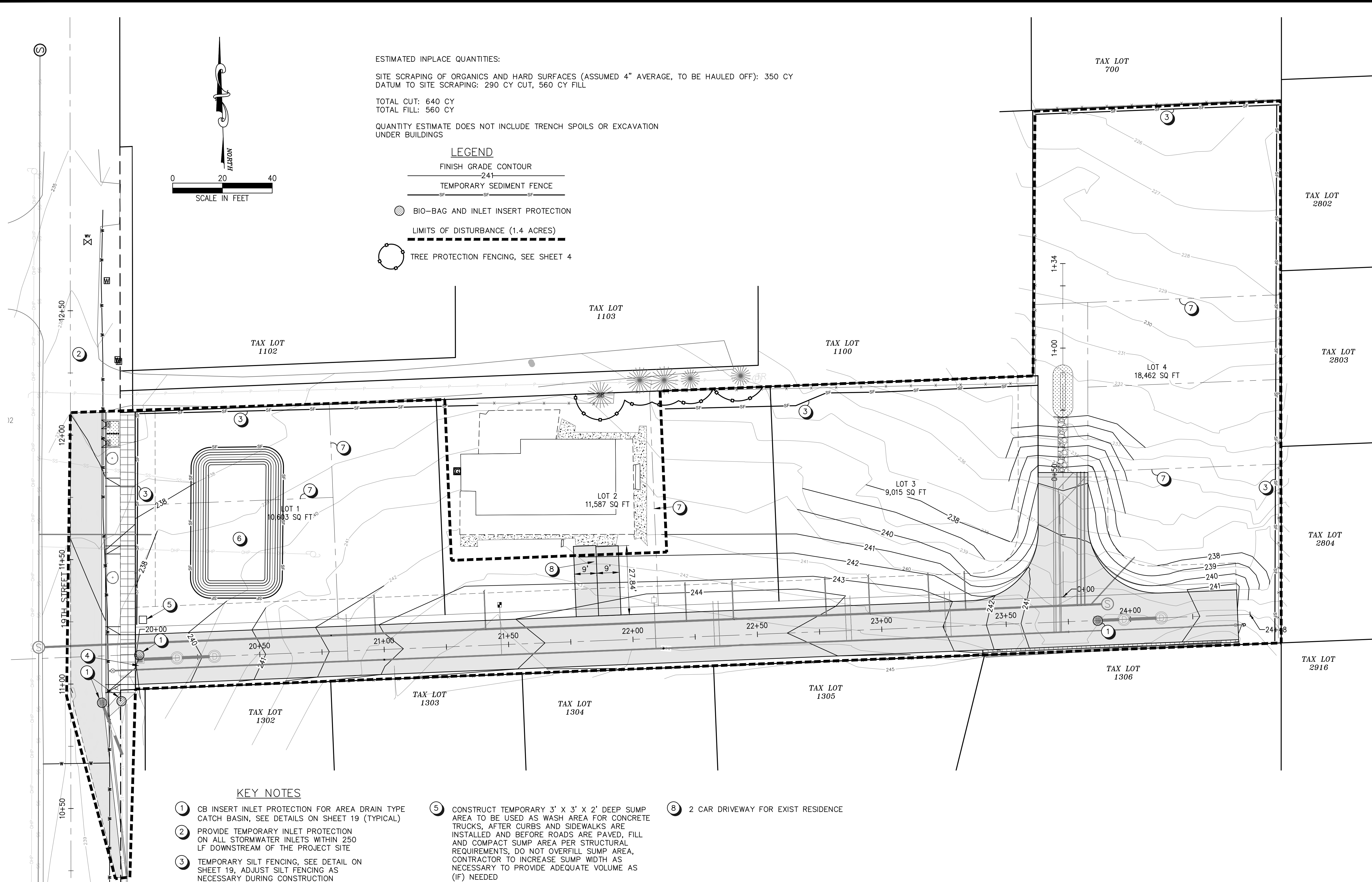
TVF&R Permit #2024-0133

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ESTIMATED INPLACE QUANTITIES:
 SITE SCRAPING OF ORGANICS AND HARD SURFACES (ASSUMED 4" AVERAGE, TO BE HAULED OFF): 350 CY
 DATUM TO SITE SCRAPING: 290 CY CUT, 560 CY FILL
 TOTAL CUT: 640 CY
 TOTAL FILL: 560 CY
 QUANTITY ESTIMATE DOES NOT INCLUDE TRENCH SPOILS OR EXCAVATION UNDER BUILDINGS

- LEGEND**
- FINISH GRADE CONTOUR —241—
 - TEMPORARY SEDIMENT FENCE —
 - BIO-BAG AND INLET INSERT PROTECTION
 - LIMITS OF DISTURBANCE (1.4 ACRES) —
 - TREE PROTECTION FENCING, SEE SHEET 4



KEY NOTES

- ① CB INSERT INLET PROTECTION FOR AREA DRAIN TYPE CATCH BASIN, SEE DETAILS ON SHEET 19 (TYPICAL)
- ② PROVIDE TEMPORARY INLET PROTECTION ON ALL STORMWATER INLETS WITHIN 250 LF DOWNSTREAM OF THE PROJECT SITE
- ③ TEMPORARY SILT FENCING, SEE DETAIL ON SHEET 19, ADJUST SILT FENCING AS NECESSARY DURING CONSTRUCTION
- ④ CONSTRUCTION ENTRANCE, SEE DETAIL THIS ON SHEET 19
- ⑤ CONSTRUCT TEMPORARY 3' X 3' X 2' DEEP SUMP AREA TO BE USED AS WASH AREA FOR CONCRETE TRUCKS, AFTER CURBS AND SIDEWALKS ARE INSTALLED AND BEFORE ROADS ARE PAVED, FILL AND COMPACT SUMP AREA PER STRUCTURAL REQUIREMENTS, DO NOT OVERFILL SUMP AREA, CONTRACTOR TO INCREASE SUMP WIDTH AS NECESSARY TO PROVIDE ADEQUATE VOLUME AS (IF) NEEDED
- ⑥ STOCKPILE AREA (TYPICAL), SEE PLASTIC SHEETING DETAIL ON SHEET 19
- ⑦ FUTURE MIDDLE HOUSING LOT, TYPICAL
- ⑧ 2 CAR DRIVEWAY FOR EXIST RESIDENCE

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 Deputy Fire Marshal II
 TVF&R Permit #2024-0133

REGISTERED PROFESSIONAL
 ENGINEER
 67149PE
 OREGON
 APR. 14, 2009
 KELLI A. GROVER

EXPIRES: 06/30/25
 SIGNATURE DATE: _____

DATE:	NO.	REVISION

DRAWN:	DESIGNED:	CHECKED:
SCALE: AS SHOWN	DATE: DEC 2023	
PROJECT NO. E23-061		

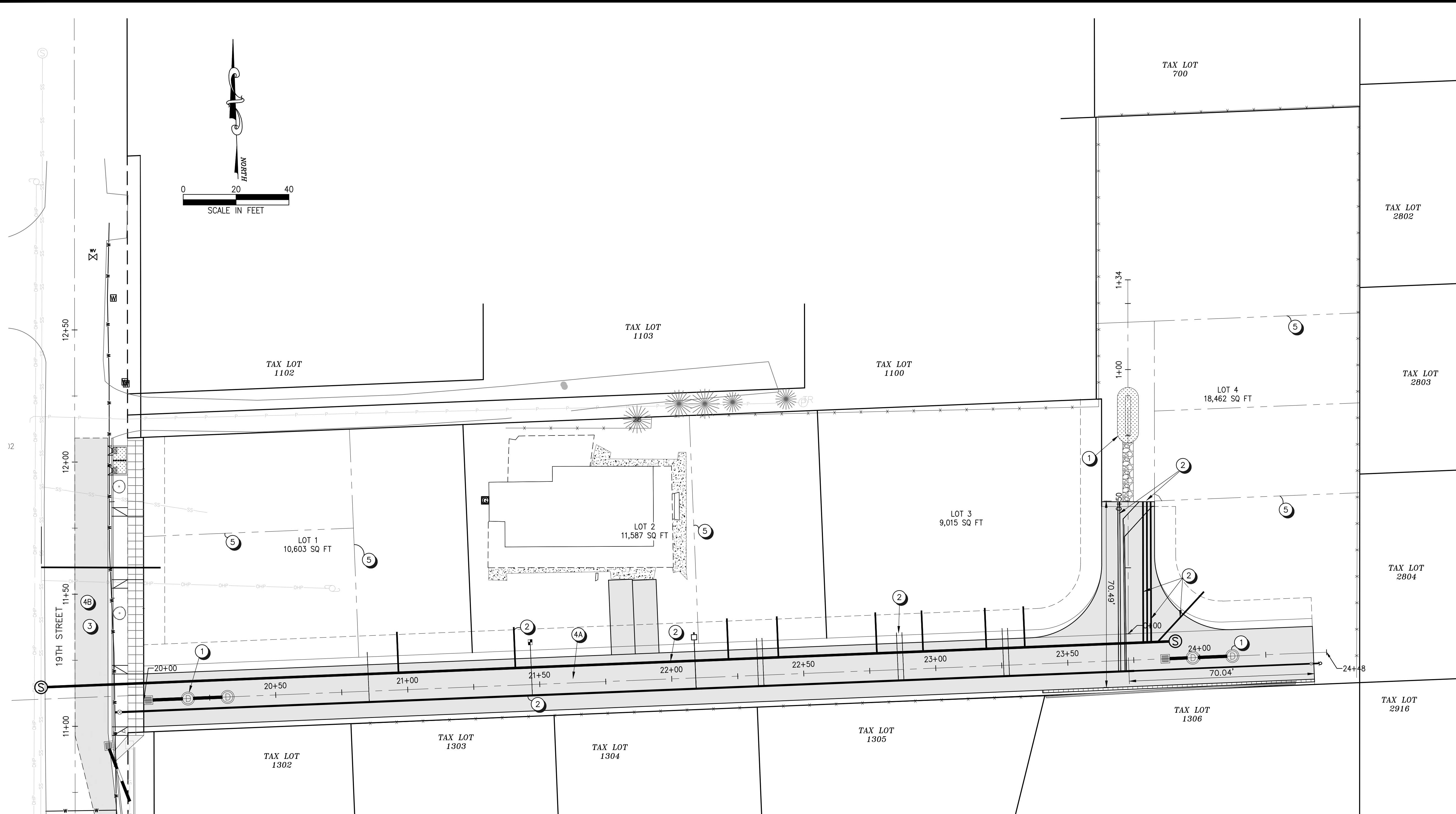
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 TROUTDALE, OREGON 97060
 (503) 668-3737

DON BURKE
 2015 19TH STREET, WEST LINN, OR 97068
 503-572-8522

GRADING AND ESC PLAN
 14 UNIT MIDDLE HOUSING
 DEVELOPMENT

9
 19

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PROPOSED LEGEND

- CURB AND GUTTER
- PUBLIC SIDEWALK
- ☐ CONCRETE CURB INLET FOR STREETSIDE STORMWATER
- ☐ PLANTER
- ☐ CHECK DAM
- ☐ WATER METER
- ☐ BLOW OFF
- ☐ FIRE HYDRANT
- SAWCUT LINE
- SANITARY SERVICE
- SANITARY MAINLINE
- WATERLINE
- RIGHT-OF-WAY

KEY NOTES

- ① SEE SHEETS 11 AND 12 FOR STREET AND STORMWATER MANAGEMENT PLAN FOR MAIN DRIVEWAY, TYPICAL, SEE SHEET 15 FOR TRAP CATCH BASIN, SEDIMENTATION MH, AND DRYWELL (SUMP) DETAILS, TYPICAL
- ② SEE SHEET 13 FOR SEWER AND WATER PLAN IN MAIN DRIVEWAY, TYPICAL
- ③ SEE SHEET 6 FOR 19TH STREET PLAN, TYPICAL
- ④A SEE SHEET 5 FOR TYPICAL DRIVEWAY SECTION DETAILS
- ④B SEE SHEET 5 FOR TYPICAL 19TH STREET SECTION DETAIL AND DETAIL WL-RD102
- ⑤ FUTURE MIDDLE HOUSING LOT, TYPICAL
- ⑥ 5' DEEP DRYWELL FOR ROOF DRAINS ONLY, 5' MIN DEPTH, 28" DRYWELL FOR 1000 SF AND 48" DRYWELL FOR 2,500 BASED ON SIMPLIFIED METHOD, DRYWELL TO BE 5' MIN FROM PROPERTY LINE AND 10' MIN FROM BUILDING FOUNDATIONS, TYPICAL
- ⑦ CL STA 0+58.3, BEGIN TRANSITION TO 12' ASPHALT DRIVEWAY IN 10 LF, SEE TYPICAL SECTION DETAIL ON SHEET 5

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67149PE
OREGON
JUL 14, 2009
WELLI A. GROVES

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PROJECT NO. E23-061		

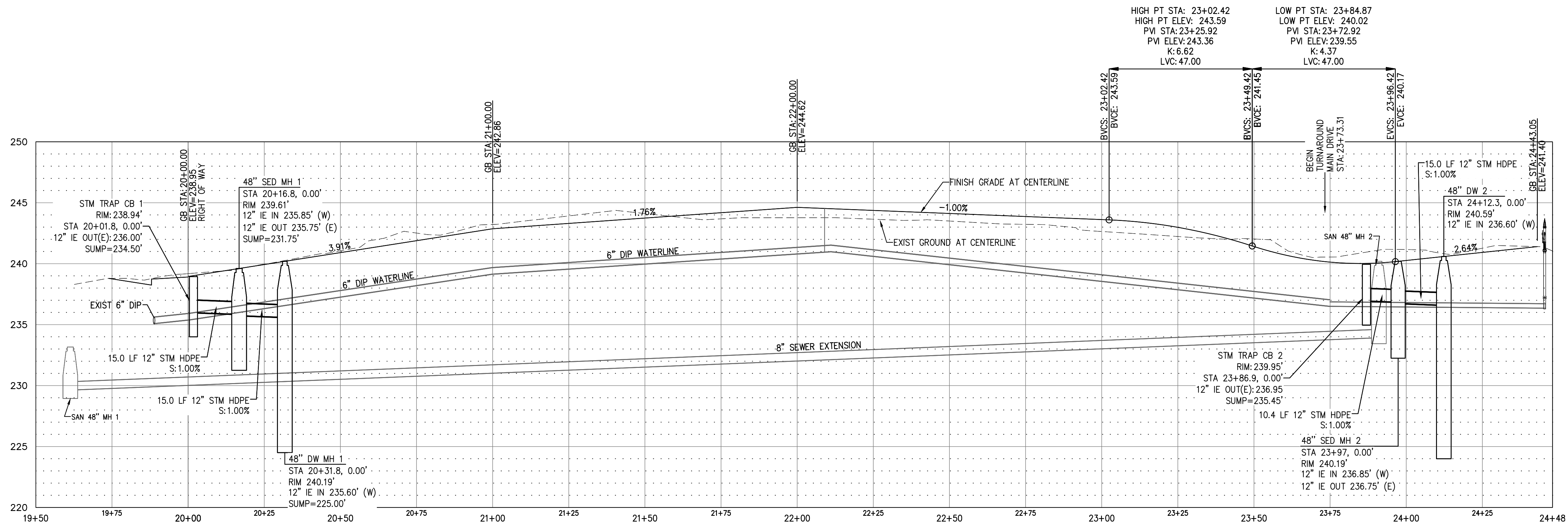
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COMPOSITE SITE AND UTILITY PLAN
14 UNIT MIDDLE HOUSING
DEVELOPMENT

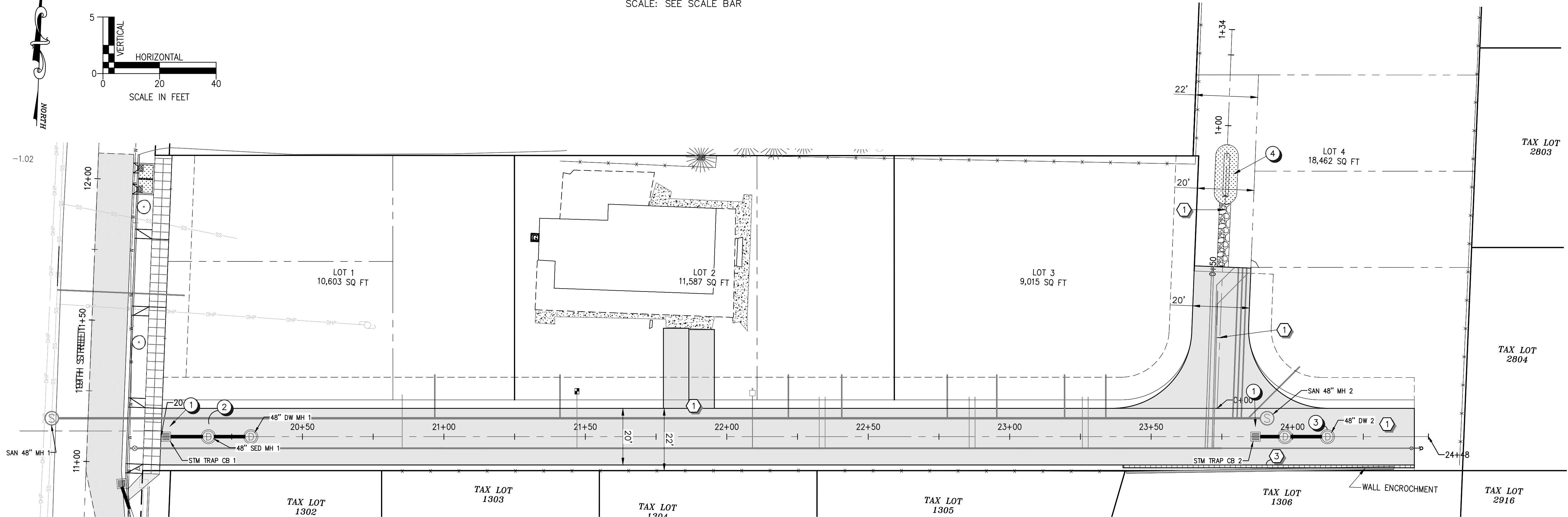
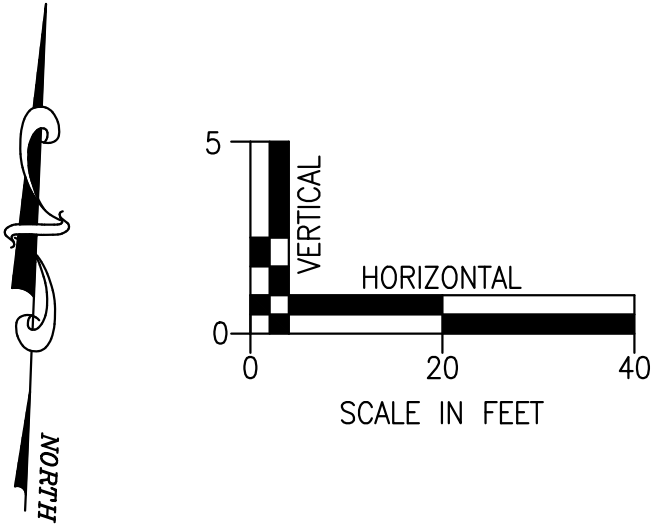
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- PRIVATE DRIVE KEY NOTES**
- SEE THIS SHEET FOR CENTERLINE PROFILES AND SHEET 5 FOR TYPICAL SECTION DETAILS FOR MAIN DRIVEWAY AND TURNAROUND AREA
 - 24' WIDE SHARED ENTRY DRIVEWAY FOR FUTURE UNITS 1 AND 2
 - 105 LF 2'-3' RETAINING WALL AS NECESSARY FOR DRIVEWAY CONSTRUCTION, REMOVE AND RECONSTRUCT EXIST RETAINING WALL AS NECESSARY, CONTRACTOR TO COORDINATE WITH NEIGHBOR BEFORE WALL CONSTRUCTION, DESIGN BY OTHERS

- STORM KEY NOTES**
- LYNCH TYPE TRAPPED CATCH BASIN, SEE DETAIL ON SHEET 15
 - 10' EFFECTIVE DRYWELL SYSTEM BASED ON 18 IN/HR FIELD INFILTRATION TEST, SEE PROFILE THIS SHEET, SEE DETAILS ON SHEET 15
 - 15' EFFECTIVE DRYWELL SYSTEM BASED ON 15 IN/HR FIELD INFILTRATION TEST, SEE PROFILE THIS SHEET, SEE DETAILS ON SHEET 15
 - 15' RAIN GARDEN FOR TURNAROUND AREA, SEE SHEET 12



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 Deputy Fire Marshal II
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REGISTERED PROFESSIONAL ENGINEER
 67149PE
 OREGON
 APR 14, 2023
 KELLY A. GROVER

EXPIRES: 06/30/25
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DATE:	NO.	REVISION

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MAIN DRIVEWAY AND STORM PLAN
 14 UNIT MIDDLE HOUSING DEVELOPMENT

11
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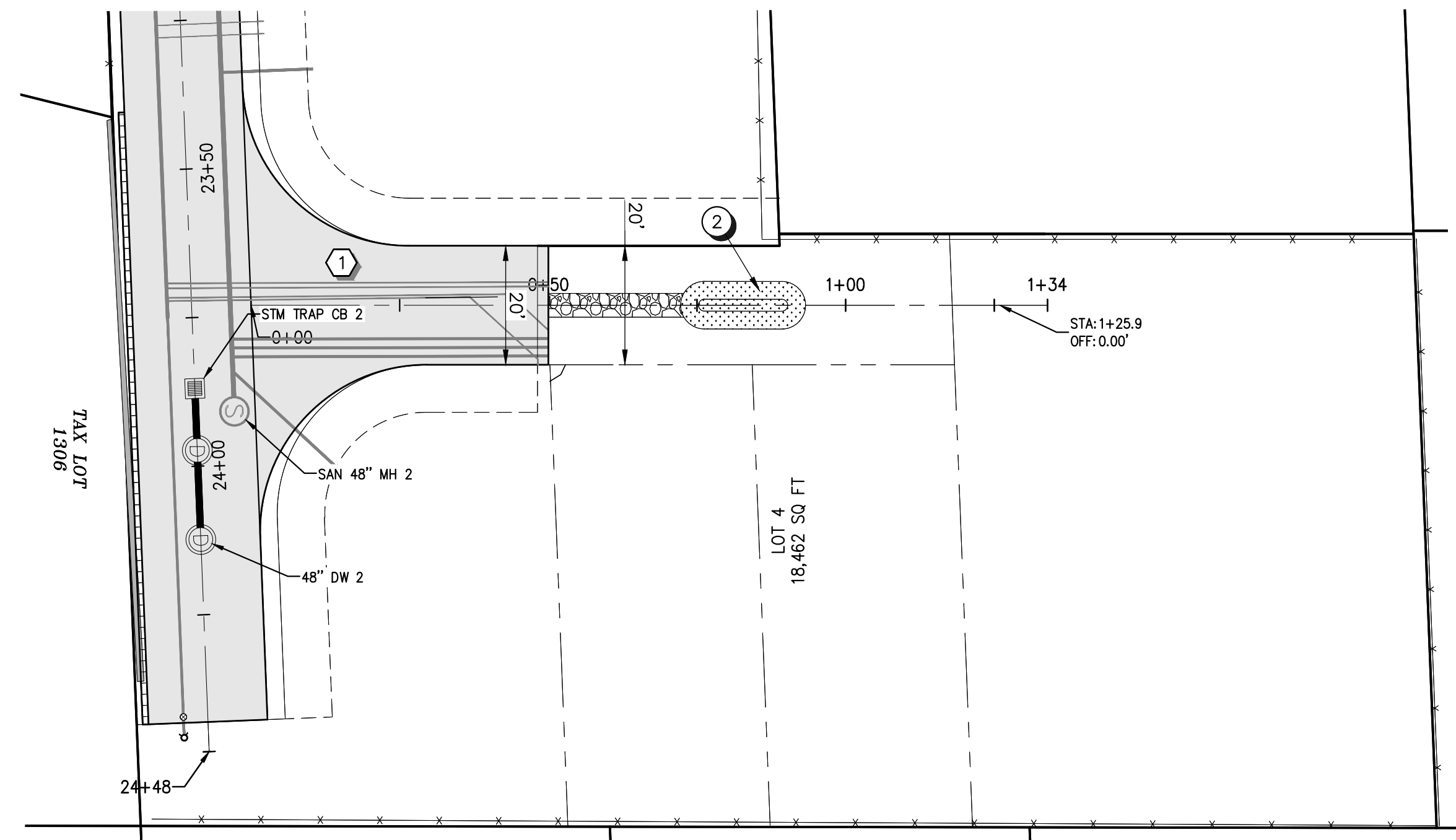
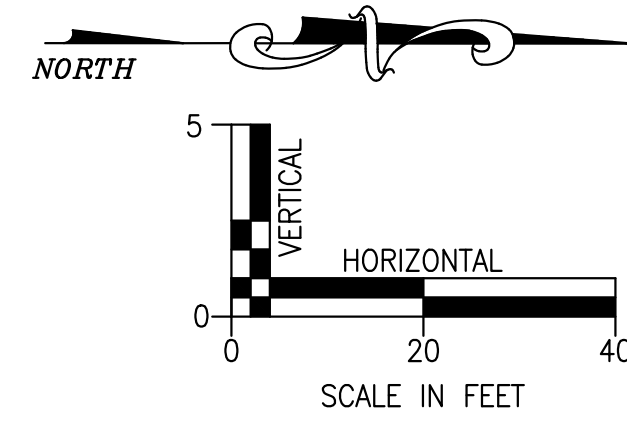
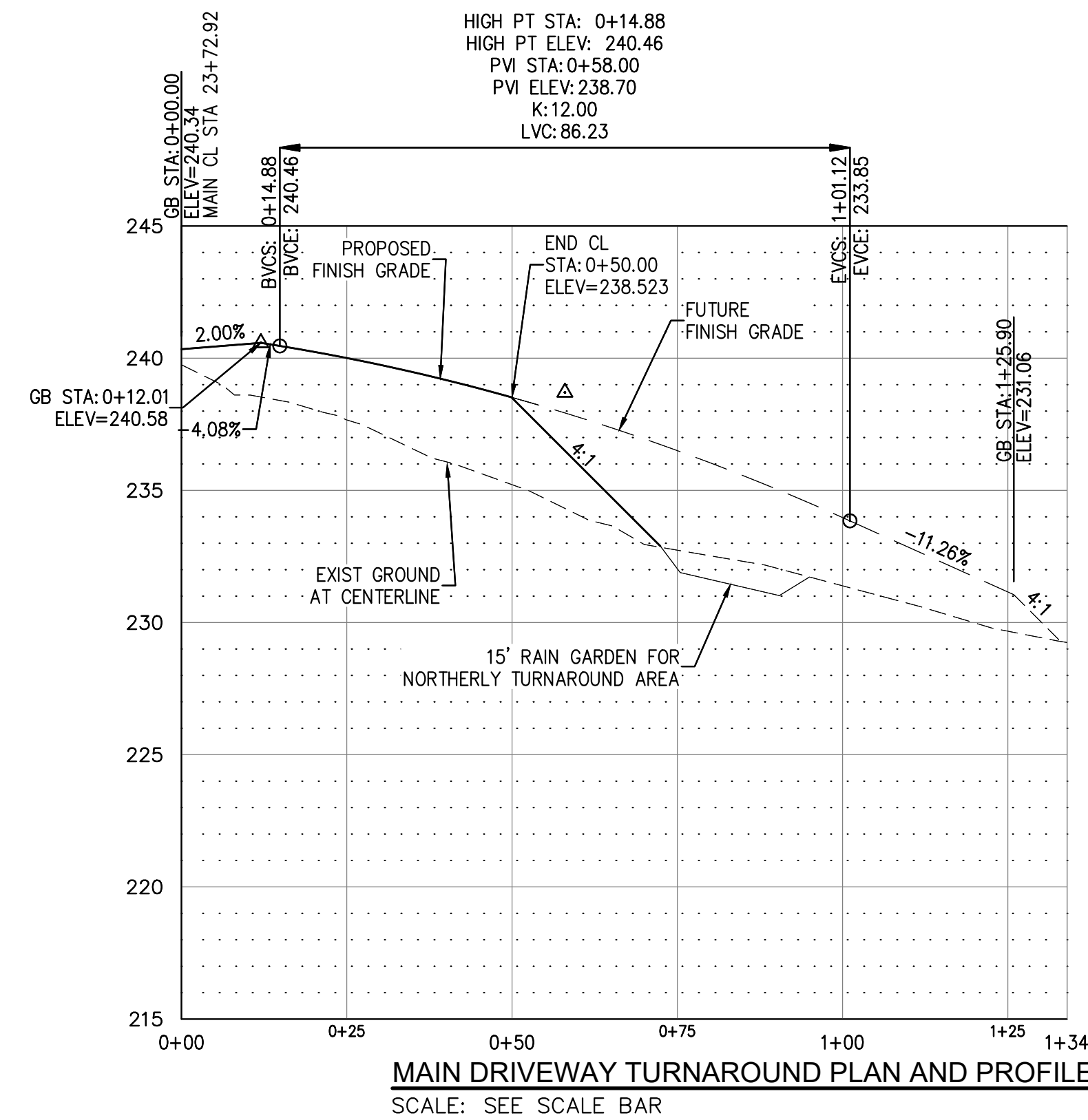
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MAIN DRIVEWAY TURNAROUND KEY NOTES

- ① SEE PROFILE THIS SHEET, SEE SHEET 5 FOR TYPICAL SECTION DETAILS FOR TURNAROUND AREAS

STORM KEY NOTES

- ① RIP RAP DRAINAGE CHANNEL FOR STORMWATER RUNOFF
- ② 15' RAIN GARDEN FOR TURNAROUND AREA ONLY



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OREGON
JUN 14, 2009
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PROJECT NO. E23-061		

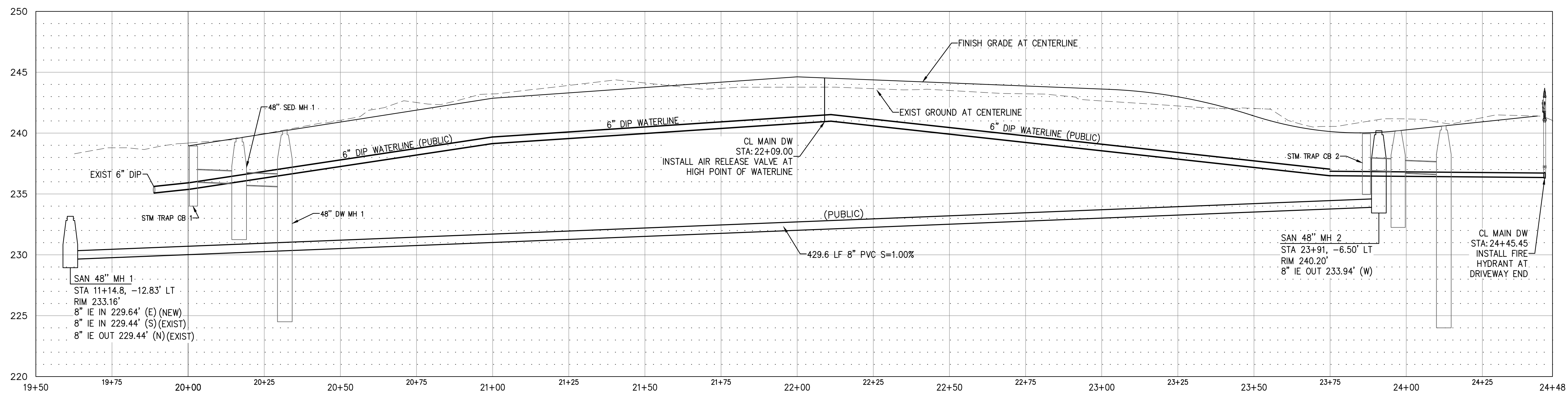
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MAIN DRIVEWAY TURNAROUND AND STORM PLAN
14 UNIT MIDDLE HOUSING
DEVELOPMENT

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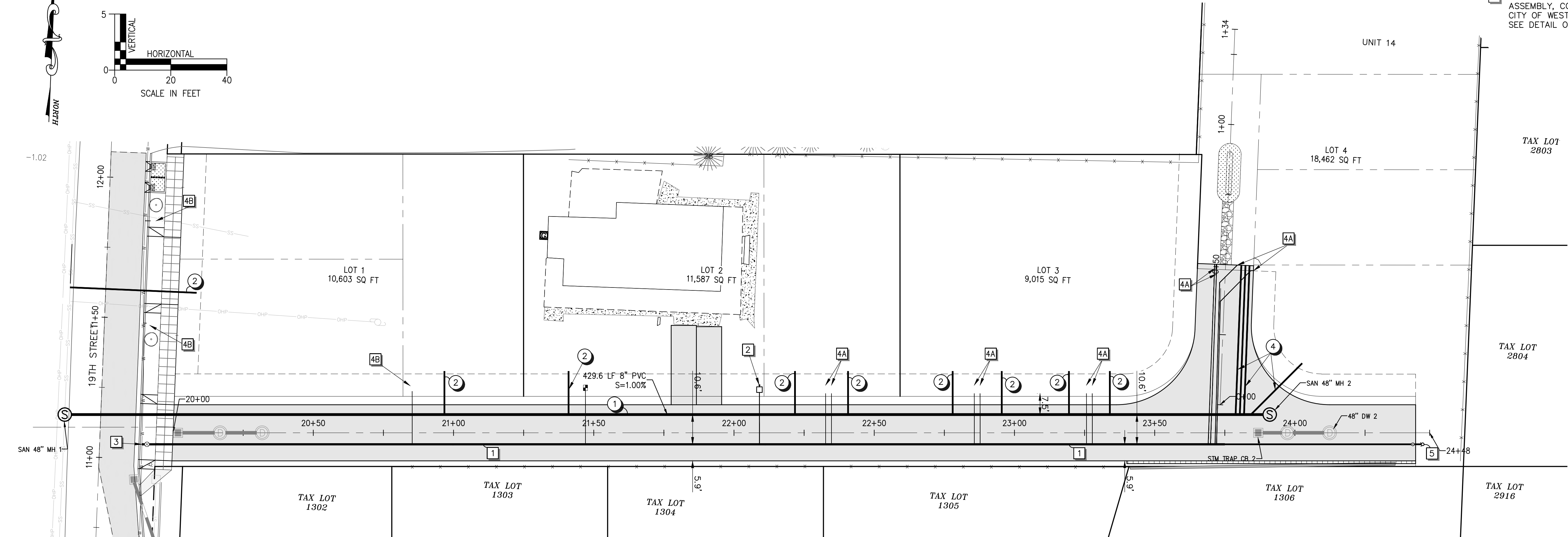
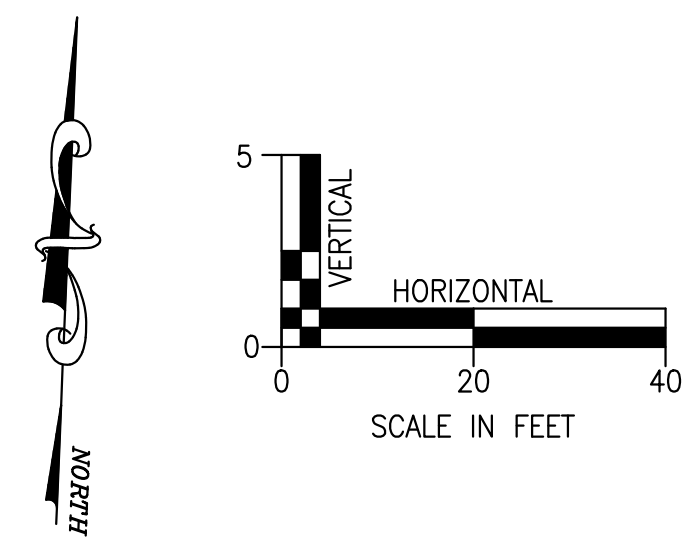


SANITARY SEWER KEY NOTES

- ① 432 LF 8" PUBLIC SANITARY SEWER EXTENSION, SEE PROFILE THIS SHEET
- ② GRAVITY SEWER LATERAL FOR FUTURE MIDDLE HOUSING UNITS, S=0.020 MIN, SEE SEWER LATERAL TABLE ON SHEET 17
- ③ EXIST SEWER LATERAL TO BE UTILIZED FOR FUTURE MIDDLE HOUSING UNIT
- ④ PRESSURE SEWER LATERAL FOR FUTURE MIDDLE HOUSING UNITS

WATERLINE KEY NOTES

- ① 410 LF 6" WATERLINE EXTENSION, SEE PROFILE THIS SHEET
- ② CL STA 22+09, INSTALL AIR RELEASE ASSEMBLY AT HIGH POINT OF WATERLINE, SEE DETAIL ON SHEET 18
- ③ CONNECT (HOT TAP) NEW 6" DIP WATERLINE TO EXIST 6" WATERLINE WITH 6" TAPPING SLEEVE AND VALVE PER THE CITY OF WEST LINN STANDARDS, 90 LF TO BE RESTRAINED REQUIRING 4 OR 5 FIELD LOK GASKETS OR AS DETERMINED BY CITY INSPECTOR
- 4A INSTALL 1" TYPE K COPPER DUAL WATER SERVICE LINE (TYP) FOR FUTURE MIDDLE HOUSING UNITS, SEE DETAIL ON SHEET 18
- 4B INSTALL 1" TYPE K COPPER WATER SERVICE LINE (TYP), SEE DETAIL ON SHEET 18
- 4C INSTALL 1" TYPE K COPPER WATER SERVICE LINE (TYP) WITH METER FOR EXIST RESIDENCE, SEE DETAIL ON SHEET 18
- ⑤ CL STA 24+45.45, INSTALL FIRE HYDRANT ASSEMBLY, CONTRACTOR TO VERIFY WITH CITY OF WEST LINN FOR FINAL LOCATION, SEE DETAIL ON SHEET 18



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OREGON
JUL 14, 2003
WELLI A. GROVES

EXPIRES: 06/30/25
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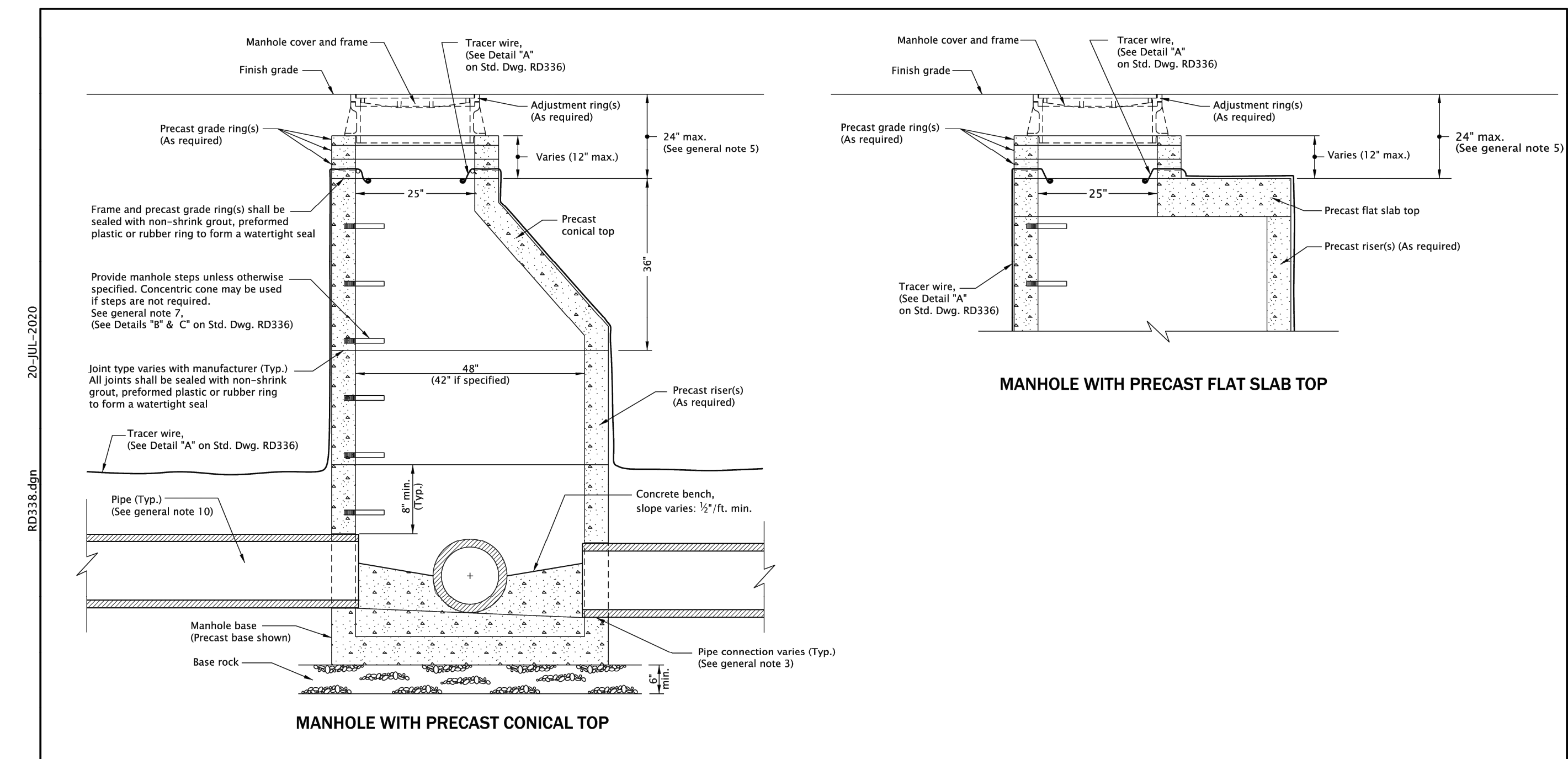
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SEWER AND WATER PLAN AND PROFILE
14 UNIT MIDDLE HOUSING
DEVELOPMENT

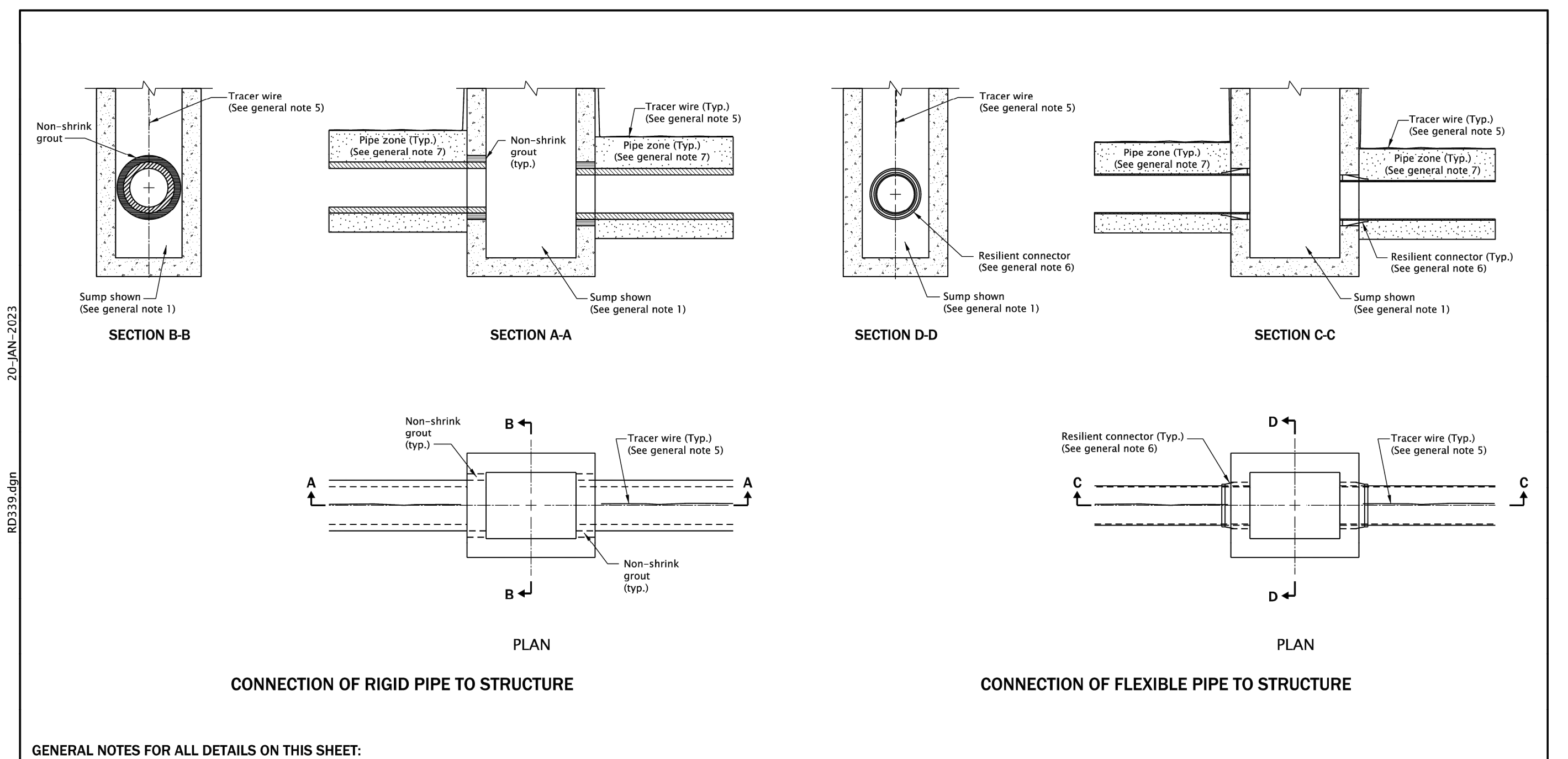
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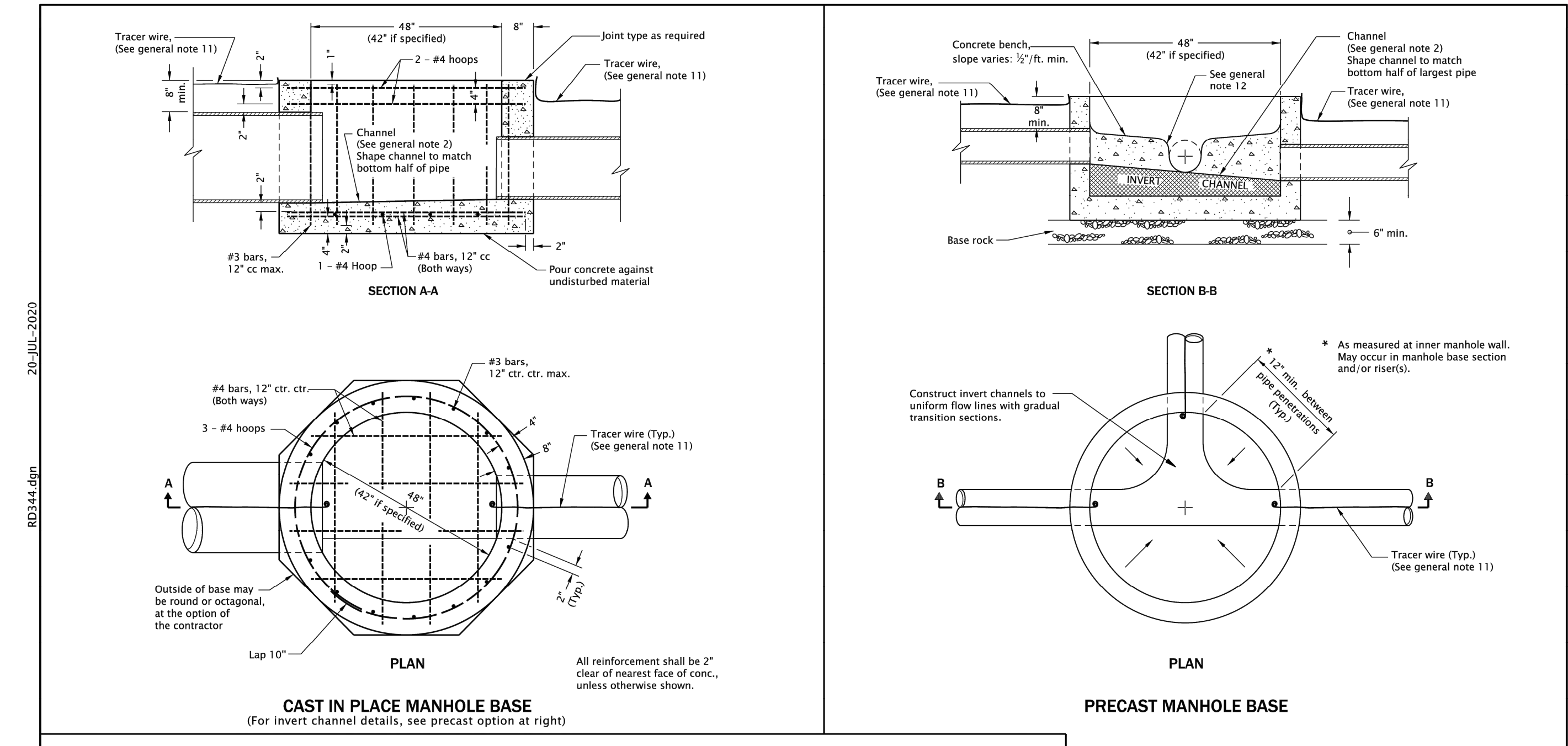
GENERAL NOTES FOR ALL DETAILS ON THIS SHEET: 1. All precast products shall conform to requirements of ASTM C478. 2. Standard precast manhole section diameter shall be 48". Use 42" if specified by the Engineer. 3. See Std. Dwg. RD345 for pipe to manhole connections. 4. See Std. Dwg. RD344 for manhole base section. 5. Adjust 24" maximum. 6. All connecting pipes shall have a tracer wire, or approved alternate. 7. See Std. Dwg. RD336 for manhole steps. 8. See Std. Dwg. RD336 for details not shown. 9. See Std. Dwg. RD336 for manhole covers and frames, manhole adjustment rings, etc. 10. Max. pipe diameter varies with pipe material. 11. See Std. Dwg. RD342 for shallow manholes. 12. Location, elevation, diameter, slope, and number of pipe(s) varies, see project plans. 13. This detail limited to interior drop of 24". See Std. Dwg. RD350 or RD352 for drop manhole details for drops in excess of 24".

Table with 3 columns: DATE, REVISION, DESCRIPTION. Includes title 'STANDARD SANITARY SEWER MANHOLE', date '2024', and drawing number 'RD338'. Effective Date: June 1, 2024 – November 30, 2024



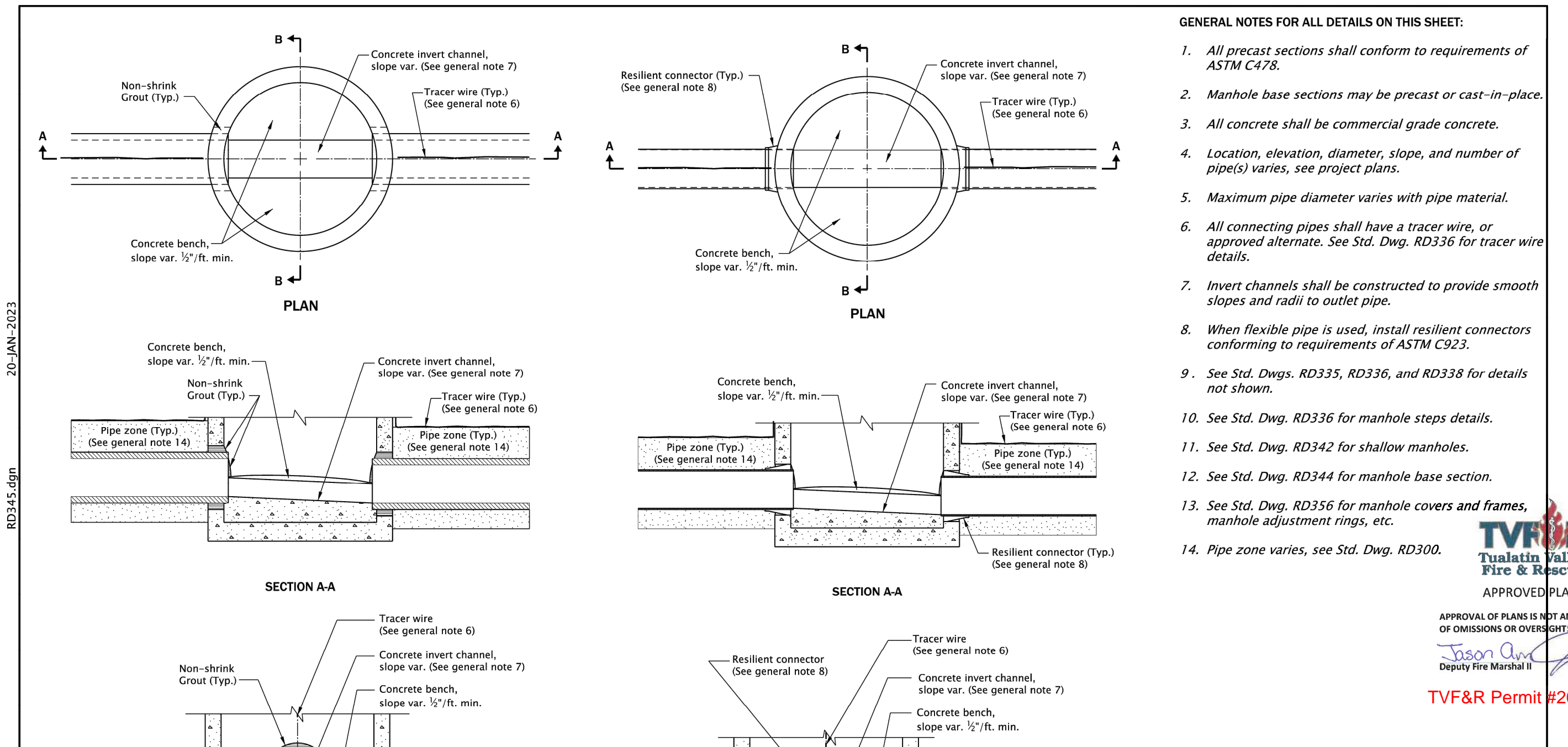
GENERAL NOTES FOR ALL DETAILS ON THIS SHEET: 1. See Std. Dwg. RD364, RD365, and RD366 for inlet details not shown. 2. See appropriate standard drawings or special project details for other similar structures. 3. Location, elevation, diameter, slope, and number of pipe(s) varies, see project plans. 4. Maximum pipe diameter varies with pipe material. 5. All connecting pipes shall have a tracer wire, or approved alternate. See Std. Dwg. RD336 for tracer wire details. 6. When flexible pipe is used, install resilient connectors conforming to requirements of ASTM C923. 7. Pipe zone varies, see Std. Dwg. RD300.

Table with 3 columns: DATE, REVISION, DESCRIPTION. Includes title 'PIPE TO STRUCTURE CONNECTIONS', date '2024', and drawing number 'RD339'. Effective Date: June 1, 2024 – November 30, 2024



GENERAL NOTES FOR ALL DETAILS ON THIS SHEET: 1. All concrete shall be commercial grade concrete. 2. Channels shall be constructed to provide smooth slopes and radii to outlet pipe. 3. Bases may be precast or cast in place. 4. Max. pipe diameter varies with pipe material. 5. Use on 42" and 48" diameter manhole. 6. Extend pipe into manhole and grout smooth. Pipe(s) may extend 2" max. beyond the interior manhole wall. 7. Location, elevation, diameter, slope, and number of pipe(s) varies, see project plans. 8. All precast products shall conform to the requirements of ASTM C478. 9. See Std. Dwg. RD345 for pipe to manhole connections. 10. See Std. Dwg. RD336 for manhole steps details. 11. See Std. Dwg. RD336 for tracer wire details. 12. At spring line of pipe, extend channel up to crown line on 12:1 batter.

Table with 3 columns: DATE, REVISION, DESCRIPTION. Includes title 'STANDARD MANHOLE BASE SECTION', date '2024', and drawing number 'RD344'. Effective Date: June 1, 2024 – November 30, 2024



GENERAL NOTES FOR ALL DETAILS ON THIS SHEET: 1. All precast sections shall conform to requirements of ASTM C478. 2. Manhole base sections may be precast or cast-in-place. 3. All concrete shall be commercial grade concrete. 4. Location, elevation, diameter, slope, and number of pipe(s) varies, see project plans. 5. Maximum pipe diameter varies with pipe material. 6. All connecting pipes shall have a tracer wire, or approved alternate. See Std. Dwg. RD336 for tracer wire details. 7. Invert channels shall be constructed to provide smooth slopes and radii to outlet pipe. 8. When flexible pipe is used, install resilient connectors conforming to requirements of ASTM C923. 9. See Std. Dwg. RD335, RD336, and RD338 for details not shown. 10. See Std. Dwg. RD336 for manhole steps details. 11. See Std. Dwg. RD342 for shallow manholes. 12. See Std. Dwg. RD344 for manhole base section. 13. See Std. Dwg. RD356 for manhole covers and frames, manhole adjustment rings, etc. 14. Pipe zone varies, see Std. Dwg. RD300.

Table with 3 columns: DATE, REVISION, DESCRIPTION. Includes title 'PIPE TO MANHOLE CONNECTIONS', date '2024', and drawing number 'RD345'. Effective Date: June 1, 2024 – November 30, 2024



Table with columns: DATE, NO., REVISION. Includes drawing information: DRAWN: AS SHOWN, DESIGNED: DATE: DEC 2023, CHECKED: PROJECT NO. E23-061

Table with columns: DATE, NO., REVISION. Includes drawing information: DRAWN: AS SHOWN, DESIGNED: DATE: DEC 2023, CHECKED: PROJECT NO. E23-061



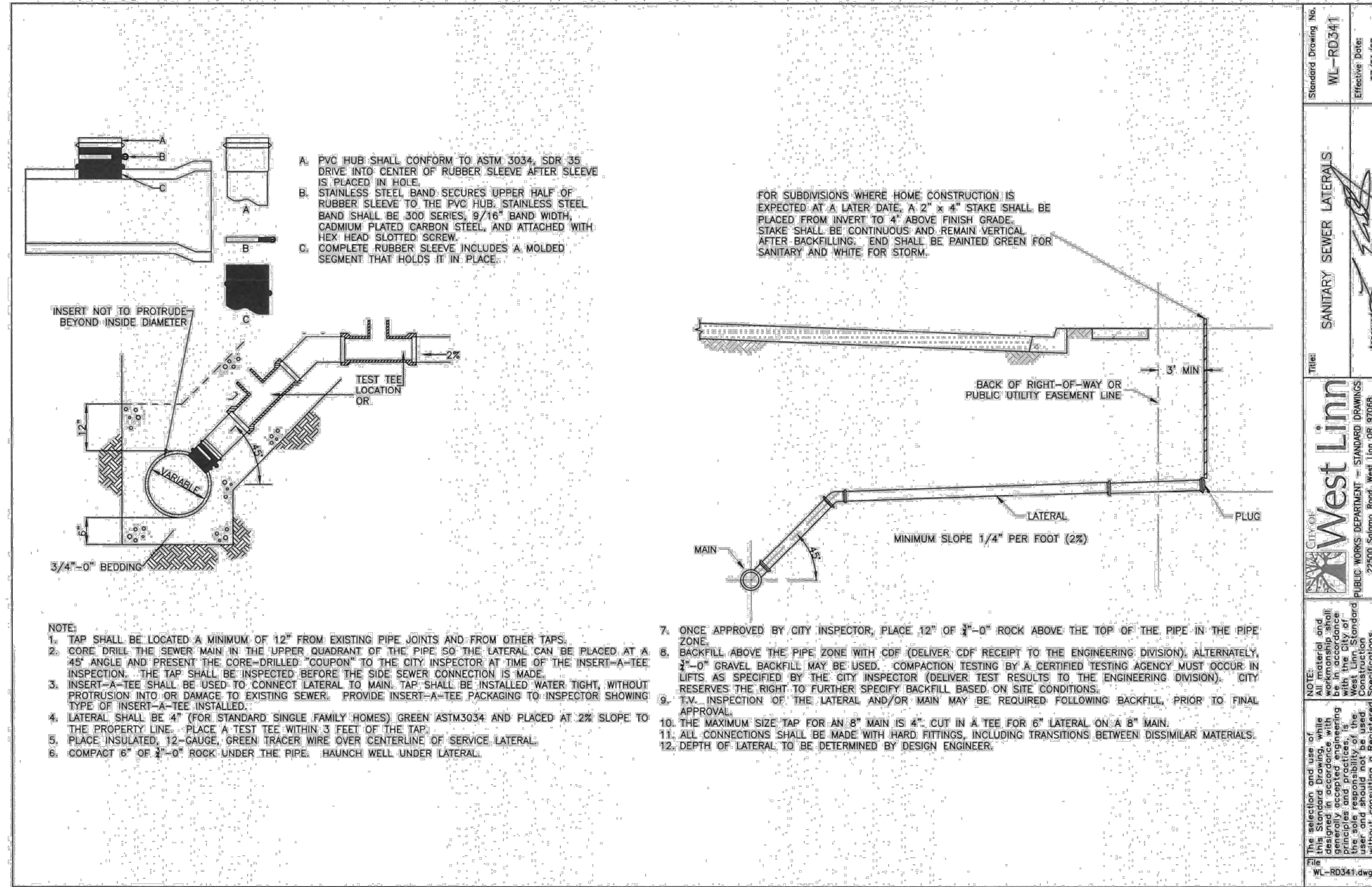
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SEWER DETAILS 1 14 UNIT MIDDLE HOUSING DEVELOPMENT

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Standard Drawing No. WL-RD341 Effective Date 07/01/08

TITLE: SANITARY SEWER LATERALS

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

APPROVED BY: [Signature]

City Engineer

West Linn
PUBLIC WORKS DEPARTMENT - STANDARD DRAWINGS
Phone: 503-272-5000
www.westlinn.gov

NOTE: The selection and use of the equipment shall be in accordance with the applicable codes and standards. The user and manufacturer shall be responsible for the proper use and installation of the equipment. Professional Engineer.

File: WL-RD341.dwg

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SEWER DETAILS 2
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DEVELOPMENT

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OF OMISSIONS OR OVERSIGHTS

[Signature]
Deputy Fire Marshal II

TVF&R Permit #2024-0133

EXHIBIT PD-2 COMPLETENESS LETTER



CITY OF
West Linn

October 2, 2024

NW Timber Development
Derek Craven
1980 Willamette Falls Drive, Suite 120 PMB 172
West Linn, OR. 97068

Subject: SUB-24-02 / Proposed 4 Lot Subdivision

Dear Mr. Craven,

Your application was accepted for review September 11, 2024 and deemed incomplete as of September 30, 2024. Following submission of a revised application package your application has been deemed complete as of October 1, 2024. The city has up to 63 days to exhaust all local review; that period ends December 3, 2024.

Please be aware that determination of a complete application does not guarantee a recommendation of approval from staff for your proposal as submitted – it signals that staff believes you have provided the necessary information for the Planning Director to render a decision on your proposal.

A 20-day public notice will be prepared and mailed. This notice will identify the earliest potential decision date by the Planning Director.

Please contact me at 503-742-6062, or by email at cmyers@westlinnoregon.gov if you have any questions or comments.

Sincerely,

Chris Myers

Chris Myers
Senior Planner

EXHIBIT PD-3 PUBLIC COMMENTS

From: Marilyn Melton <marilynmelton@gmail.com>
Sent: Wednesday, November 6, 2024 11:07 AM
To: Myers, Chris
Subject: NEIGHBOR COMMENTS RE: 2015 19th St. LOT DIVISION

[You don't often get email from marilynmelton@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Hello Chris,

My name is Marilyn Melton. I own the property at 1302 Sherri Court, directly affected by the property at 2015 19th St. I am submitting my concerns about the lot being split into four parcels.

There are several issues that are of a huge concern:

1) PRIVACY

The current landowners have removed all of the trees on the front and side of the property. This has resulted in the entire back of my property being open & exposed to not only the subject property, but to all of 19th St., and Orchard St. As a senior citizen, one main reason I purchased this house three years ago was because of the quiet and private setting and now that's gone. In addition, the removal of all of the trees and foliage have removed the sound barrier that protected me from the freeway noise.

I'm told that the developer is planning to put a road alongside my back fence. While a 6 foot fence would be necessary, it will be inadequate to provide privacy from second-story homes. My concern is also that 4 houses (with ADU's making it 8 possible residents) worth of traffic - carbon monoxide and noise, probably at all hours. I did speak with the contractor and was told they would be putting in a 6 foot fence. I would respectfully request that that fence be put in before any construction begins, to give the Sherri Ct. homeowners some modicum of protection from what will undoubtedly be a very long project.

I take care of my grandchildren every day after school & full time in summer, so my concern is not only for myself, but for them and the other kids on Sherri, 19th, and Orchard St., & what could result if there are that many people going in and out on a regular basis. It's just not a safe situation and that's the bottom line.

2) WATER RESOURCES

As there is already an ongoing issue with water pressure in this vicinity, adding four homes, possibly eight different residences, would put even more strain on the already overburdened water main.

3) SAFETY

another big concern is the traffic, not only on the road that is to be laid within the property lines, but also increasing the traffic on 19th St. with no sidewalks and no protection for pedestrians, like sidewalks, etc. I would also be concerned about residents pulling in and out of that road onto 19th as the traffic is very fast & increasingly heavy on 19th. In addition, school buses with small children (two of which are my grandchildren) routinely pick up and drop off right at that intersection.

Thank you for this opportunity to voice my concerns. I would plead with the city to consider the residents that are already here and that have already been hugely affected by the changes to that property at 2015 19th St.

From: Donna Clayton <clayton.donna@gmail.com>
Sent: Sunday, November 3, 2024 2:36 PM
To: Myers, Chris
Subject: SUB-24-02

Categories: IMPORTANT

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My husband and I have concerns about this development. Our property is at 1306 Sherri Ct, directly to the south of the project. We want to go on record as having these concerns about the development/subdivision:

1. Water pressure on Sherri Ct has never been great. Some residents have had to put in auxiliary pumps and tanks to adequately run dishwashers, washing machines and showers. If these new houses feed off of the same water line, none of us will have adequate water pressure. Sewer usage could also present problems if these new houses feed into the same sewer line as Sherri Ct. or Short Street. This would especially be true if the builder decides to go for the medium density housing.
2. The current clearing for the road is very close to all our fences. In fact the road is two feet below our grade and our fence has been undermined in places. It's stability has been seriously affected. We would like to see a retaining wall to stabilize the ground. If that is not done, the winter rains will wash away our soil and further weaken our fence. It seems the builder has a responsibility to repair what has been damaged.
3. We are very concerned about pedestrian and bicycle traffic on 19th in front of this property and extending past Sherri Ct. on both sides. There is just a partial sidewalk going south towards Dollar Street. There is further danger because of the awkward blind turn at 19th and Dollar. More houses means more traffic and more young people trying to walk or ride safely to school.
4. We are absolutely opposed to the medium density housing proposal that Mr. Brown (Project Consultant) kept referring to at the neighborhood meeting! We know as neighbors who would be seriously impacted we have no say in the matter and that truly seems unfair. We would hope the city would see how putting that many houses in that space would be awful for all of us, including the people buying in: no parking, no play spaces for the kids, no privacy for anyone, to mention a few of the problem. The above concerns about water, sewer, and safety would be compounded. We hope the city will be diligent in studying the impact and feasibility of this plan, and not encourage pursuing this medium density housing plan.

Thank you for your consideration of these concerns. We would be happy to further discuss these if you have any questions.

Jerry and Donna Clayton
503-706-6157
Sent from my iPad

EXHIBIT PD-4 AFFIDAVIT AND NOTICE PACKET

**CITY OF WEST LINN
NOTICE OF UPCOMING PLANNING MANAGER DECISION
FILE NO. SUB-24-02**

The City of West Linn has received a complete application (SUB-24-02) proposing a four-lot Expedited Land Division (SB458) at 2015 19th Street (Clackamas County Tax Assessor Map 21E 34DD Tax Lot 01200).

The Planning Manager will make the decision after expiration of the required 14-day written comment period. The decision will be based on the criteria found in Oregon Revised Statute 92.031. Any appeal of the decision will be reviewed by an appointed referee.

The complete application and all evidence submitted by the applicant is posted on the City's website <https://westlinnoregon.gov/planning/2015-19th-street-expedited-land-subdivision-divide-1-lot-4-lots>. Alternatively, the application and all evidence submitted by the applicant are available for review between the hours of 8:00am and 5:00pm, Monday through Thursday, at City Hall at no cost. Copies may be obtained at reasonable cost.

A public hearing will not be held for this decision. **Anyone wishing to submit written comments for consideration must submit all material prior to the expiration of the 14-day comment period. The deadline to submit written comments is 4:00 p.m. on November 6, 2024. Written comments can be submitted to cmyers@westlinnoregon.gov or to City Hall, 22500 Salamo Road, West Linn, OR 97068. All comments must be received by the deadline.**

All issues that may provide the basis for an appeal to the referee must be raised in writing prior to the expiration of the comment period outlined above and all issues must be raised with sufficient specificity to enable the Planning Manager to respond to the issue.

For additional information, please contact Darren Wyss, Planning Manager, at City Hall, 22500 Salamo Road, West Linn, OR 97068, or 503-742-6062 or cmyers@westlinnoregon.gov.

Scan this QR Code to go to Project Web Page:



Mailed: 10/23/24

**AFFIDAVIT OF NOTICE
PLANNING MANAGER DECISION**

We, the undersigned, certify that, in the interest of the party (parties) initiating a proposed land use, the following took place on the dates indicated below:

PROJECT

File No.: **SUB-24-02**

Applicant's Name: NW Timber Development

Development Name: 2015 19th

Scheduled Decision Date: **Planning Manager Decision no earlier than 11/6/24**

MAILED NOTICE

Notice of Upcoming Planning Manager Decision was mailed at least 14 days before the decision.

Derek Craven, applicant NW Timber Development	10/23/24	<i>Lynn Schroder</i>
Don Burke, Property Owner	10/23/24	<i>Lynn Schroder</i>
Property owners within 100ft of the site perimeter	10/23/24	<i>Lynn Schroder</i>
Tracy Brown, Tracy Brown Consultants, consultant	10/23/24	<i>Lynn Schroder</i>
Willamette Neighborhood Association	10/23/24	<i>Lynn Schroder</i>
WLWL SD	10/23/24	<i>Lynn Schroder</i>
Clackamas County	10/23/24	<i>Lynn Schroder</i>
PGE	10/23/24	<i>Lynn Schroder</i>
TriMet	10/23/24	<i>Lynn Schroder</i>
Comcast	10/23/24	<i>Lynn Schroder</i>
NW Natural Gas	10/23/24	<i>Lynn Schroder</i>
TVF&R	10/23/24	<i>Lynn Schroder</i>

EMAILED NOTICE

Notice of Upcoming Planning Manager Decision was emailed at least 14 days before the decision date to:

Derek Craven, applicant	10/23/24	<i>Lynn Schroder</i>
Don Burke, property owner	10/23/24	<i>Lynn Schroder</i>
Tracy Brown, consultant	10/23/24	<i>Lynn Schroder</i>
Willamette Neighborhood Association	10/23/24	<i>Lynn Schroder</i>
METRO	10/23/24	<i>Lynn Schroder</i>
Stafford-Tualatin CPO	10/23/24	<i>Lynn Schroder</i>

WEBSITE

Notice was posted on the City's website at least 14 days before the decision.

10/23/24	<i>Lynn Schroder</i>
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SIGN

10/24/24	<i>Chris Myers</i>
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FINAL DECISION

Notice of Final Decision was mailed to the **applicant and all parties mailed the original notice above** (ORS 197.365), all parties with standing, and posted on the City's website.



**NOTICE OF UPCOMING
PLANNING MANAGER DECISION**

**PROJECT # SUB-24-02
MAIL: 12/10/24 TIDINGS: N/A**

CITIZEN CONTACT INFORMATION

To lessen the bulk of agenda packets and land use application notice, and to address the concerns of some City residents about testimony contact information and online application packets containing their names and addresses as a reflection of the mailing notice area, this sheet substitutes for the photocopy of the testimony forms and/or mailing labels. A copy is available upon request.

SUB-24-02 – Notified Properties with 100 feet of 2015 19th Street

