



## PLANNING MANAGER DECISION

DATE: May 28, 2025

FILE NO.: ELD-25-01

REQUEST: Approval of an SB458 Expedited Land Division for a three-parcel middle housing land division resulting in a detached triplex at 22995 Bland Circle.

PLANNER: Chris Myers, Associate Planner

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Planning Manager

*DSW*

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## GENERAL INFORMATION

**APPLICANT/  
OWNER:**

JJ Portlock  
TPC Property LLC/The Portlock Company  
PO Box 521  
West Linn OR. 97068

**SITE LOCATION:**

22995 Bland Circle

**SITE SIZE:**

0.47 Acres (20,460 Square Feet)

**LEGAL  
DESCRIPTION:**

Clackamas County Assessor Map 21E26C Tax Lot 01400  
Partition Plat 2002-062 (Exhibit PD-3)

**COMP PLAN  
DESIGNATION:**

Low-Density Residential

**ZONING:**

R-10, Single-Family Residential Detached  
(10,000 sq. ft. min. lot size)

**APPROVAL  
CRITERIA:**

Oregon Revised Statute 92.031

**120-DAY RULE:**

The application became complete on March 28, 2025. The 63-day period for an expedited land division ends May 30, 2025.

**PUBLIC NOTICE:**

Notice was mailed to property owners within 100 feet of the subject property, public facility and services providers, and the Sunset Neighborhood Association on April 14, 2025, as required by Oregon Revised Statute 197.365. The notice was also posted on the City's website on April 14, 2025. Therefore, public notice requirements have been met.

## EXECUTIVE SUMMARY

The 22995 Bland Circle property is a 20,473 sq. ft., legal lot of record. The property is zoned R-10, Residential and the applicant will construct a detached triplex as permitted by West Linn Community Development Code Chapter 11.030.1(b), which was adopted as part of the City's HB2001 code amendment package (Ordinance 1736). The applicant has proposed to divide the property under SB458 rules adopted by the Oregon Legislature in 2021 and codified in Oregon Revised Statute 92.031. Each resulting lot will contain one dwelling unit of the detached quadplex.

### Proposed Parcel Sizes

Parcel 1 – 8070 sq. ft.

Parcel 2 – 5635 sq. ft.

Parcel 3 – 6650 sq. ft.

The property is not located within the Willamette River Greenway (WRG), within a Water Resource Area (WRA), nor any FEMA flood hazard area. Stormwater will be managed via private dry wells located on each individual parcel

The property has approximately 154 feet of frontage on Bland Circle, which has a functional classification of Local. Each of the three parcels will take access from dedicated driveways directly adjacent to Bland Circle.

The Bland Street right-of-way is approximately 50 feet wide. Half-street improvements have been completed. No right-of-way dedication is required. Sanitary sewer and a water main are located in the Bland Circle right-of-way to provide service to the proposed parcels.

### Public comments:

No comments were received.

## DECISION

The Planning Manager (designee) approves this application (ELD-25-01) for an expedited land division under the rules of SB458 based on: 1) the applicant proposes to construct middle housing on the property; 2) the findings submitted by the applicant, which are incorporated by this reference; 3) supplementary staff findings included in the Addendum; and 4) the addition of conditions of approval below. With these findings, the applicable approval criteria of ORS 92.031 are met. The conditions are as follows:

1. **Preliminary Plat.** With the exception of modifications required by these conditions, the final plat shall conform to the Preliminary Plat dated 3/12/25 (Exhibit PD-1).
2. **Compliance with Oregon Residential Specialty Code.** The applicant shall submit building plans and obtain approval of compliance with the Oregon Residential Specialty Code from West Linn Building staff prior to final plat approval from the City.
3. **Compliance with Siting and Design Standards.** The applicant shall submit building plans and obtain approval of compliance with siting and design standards from West Linn Planning staff prior to final plat approval from the City.
4. **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.
5. **Public Utility Easements.** The applicant shall show an eight-foot public utility easement along the Bland Circle right-of-way frontage and a 15-foot public utility easement on the western most portion of proposed lots 1 and 2 on the face of the plat prior to final plat approval by the City.
6. **Final Plat Notation.** The applicant shall include on the face of the plat the notation "This middle housing land division approval was given under the provisions of ORS 92.031. Further division of the resulting parcels is prohibited".
7. **Final Plat Recording.** The approval of the tentative plat (ELD-25-01) shall be void if the applicant does not record the final partition plat within three years of approval.



The provisions of the Oregon Revised Statute 92.031 have been met.

Chris J. Myers  
Chris Myers, Associate Planner

May 28, 2025  
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 28<sup>th</sup> day of May 2025.

Therefore, the 14-day appeal period ends at 5 p.m., on June 11, 2025.

**ADDENDUM  
APPROVAL CRITERIA AND FINDINGS  
ELD-25-01**

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

ORS 92.031 Middle housing land division; conditions of approval.

*(1) As used in this section, "middle housing land division" means a partition or subdivision of a lot or parcel on which the development of middle housing is allowed under ORS 197A.420.*

*ORS 197A.420 Except as provided in subsection (4) of this section, each city with a population of 25,000 or more and each county or city within a metropolitan service district shall allow the development of:*

*(a) All middle housing types in areas zoned for residential use that allow for the development of detached single-family dwellings; and*

**Staff Finding 1: The subject property is zoned Residential, R-10 and permits the construction of a single-family detached dwelling. ORS 197A.420 requires the City of West Linn to allow a triplex, one type of middle housing, in areas zoned for residential use that allows for the development of detached single-family dwellings. The applicant proposes the construction of a detached triplex as permitted by West Linn Community Development Code (CDC) Chapter 11.030.1(b). CDC Chapter 2 defines a triplex as "Three attached or detached dwelling units on a lot or parcel in any configuration". Therefore, the proposed division of the lot, which allows the development of middle housing, is permitted. The criteria are met.**

*(2) A city or county shall approve a tentative plan for a middle housing land division if the application includes:*

*(a) A proposal for development of middle housing in compliance with the Oregon residential specialty code and land use regulations applicable to the original lot or parcel allowed under ORS 197A.420 (5);*

**Staff Finding 2: The applicant proposes the construction of a detached triplex, which qualifies as a middle housing type (see Staff Finding 1). The applicant did not submit building plans for the detached triplex with this application. The applicant shall submit building plans and obtain approval of compliance with the Oregon Residential Specialty Code from West Linn Building staff prior to final plat approval by the City per Condition of Approval 2. Subject to the Conditions of Approval, the criteria are met.**

**Staff Finding 3: The applicant proposes the construction of a detached triplex, which qualifies as a middle housing type (see Staff Finding 1). The City regulates siting and design of middle housing, including minimum property line setbacks, sidewall transitions, maximum floor-area-ratio (FAR), maximum lot coverage, and maximum building height. The siting and design regulations are reviewed by West Linn Planning staff during building permit review. Minimum property line setbacks and maximum lot coverage will be applied and calculated based on the subject property**

boundary and total area. Sidewall transitions and maximum building height will be reviewed based on building plans. The applicant did not submit building plans for the detached triplex with this application. The applicant shall submit building plans and obtain approval of compliance with siting and design standards from West Linn Planning staff prior to final plat approval by the City per Condition of Approval 3. Subject to the Conditions of Approval, the criteria are met.

**Staff Finding 4:** The City has adopted protective measures pursuant to statewide land use planning goals for the Willamette River Greenway (Goals 5 and 15), Water Resource Areas (Goals 5, 6, and 7), and Floodplain Management Areas (Goal 7). The City regulates the protective measures through CDC Chapters 27, 28, and 32. The subject property is not located within the Willamette River Greenway nor a Water Resource Area or Floodplain Management Area. The proposed development will not impact any Water Resource Areas. The criteria are met.

*(b) Separate utilities for each dwelling unit;*

**Staff Finding 5:** The applicant proposes the construction of a detached triplex with separate utility connections for each dwelling unit. Utilities shall be installed in compliance with West Linn Municipal Code requirements per Condition of Approval 4. Subject to the Conditions of Approval, the criteria are met.

*(c) Proposed easements necessary for each dwelling unit on the plan for:*

*(A) Locating, accessing, replacing and servicing all utilities;*

**Staff Finding 6:** The applicant proposes the construction of a detached triplex on the subject property, including the division of the lot as allowed by ORS 92.031. The City franchise agreements require an eight-foot public utility easement along Bland Circle. The proposal also includes a 15-foot public utility easement for sanitary sewer and stormwater on the western portion of proposed lots 1 and 2. The applicant shall show the utility easements on the face of the final plat prior to final plat approval by the City per Condition of Approval 5. Subject to the Conditions of Approval, the criteria are met.

*(B) Pedestrian access from each dwelling unit to a private or public road;*

**Staff Finding 7:** The applicant proposes the construction of a detached triplex on the subject property, including the division of the parcel as allowed by ORS 92.031. All dwellings will have pedestrian access to Bland Circle via private driveways. The criteria are met.

*(C) Any common use areas or shared building elements;*

**Staff Finding 8:** The applicant does not propose any common use areas or shared building elements; therefore, no easements are required. The criteria are met.

*(D) Any dedicated driveways or parking; and*

**Staff Finding 9:** The applicant proposes the construction of a detached triplex on the subject property, including the division of the parcel as allowed by ORS 92.031. The proposal does not

include any parking areas needing an easement. Access to all parcels will come via private driveways for each parcel. The criteria are met.

*(E) Any dedicated common area;*

**Staff Finding 10:** The applicant does not propose any dedicated common use area, therefore no easements are required. The criteria are met.

*(d) Exactly one dwelling unit on each resulting lot or parcel, except for lots, parcels or tracts used as common areas; and*

**Staff Finding 11:** The applicant proposes the construction of a detached triplex as permitted by West Linn Community Development Code (CDC) Chapter 11.030.1(b). CDC Chapter 2 defines a triplex as *“Three attached or detached dwelling units on a lot or parcel in any configuration.”* The division of the lot under ORS 92.031 rules will result in one dwelling unit on each resulting parcel. No common areas are proposed. The criteria are met.

*(e) Evidence demonstrating how buildings or structures on a resulting lot or parcel will comply with applicable building codes provisions relating to new property lines and, notwithstanding the creation of new lots or parcels, how structures or buildings located on the newly created lots or parcels will comply with the Oregon residential specialty code.*

**Staff Finding 12:** The applicant proposes the construction of a detached triplex, which qualifies as a middle housing type. The applicant did not submit building plans for the detached triplex with this application. The applicant shall submit building plans and obtain approval of compliance with the Oregon Residential Specialty Code, including provisions related to new property lines, from West Linn Building staff prior to final plat approval by the City per Condition of Approval 2. Subject to the Conditions of Approval, the criteria are met.

*(3) A city or county may add conditions to the approval of a tentative plan for a middle housing land division to:*

*(a) Prohibit the further division of the resulting lots or parcels.*

**Staff Finding 13:** The applicant proposes the construction of a detached triplex on the subject property, including the division of the lot as allowed by ORS 92.031. The applicant shall include on the face of the plat a notation prohibiting the further division of the resulting parcels under the provisions of ORS 92.031 per Condition of Approval 6. Subject to the Conditions of Approval, the criteria are met.

*(b) Require that a notation appear on the final plat indicating that the approval was given under this section.*

**Staff Finding 14:** The applicant proposes the construction of a detached triplex on the subject property, including the division of the lot as allowed by ORS 92.031. The applicant shall include on the face of the plat a notation indicating the approval was given under the provisions of ORS 92.031 per Condition of Approval 6. Subject to the Conditions of Approval, the criteria are met.

*(4) In reviewing an application for a middle housing land division, a city or county:  
(a) Shall apply the procedures under ORS 197.360 to 197.380.*

**Staff Finding 15: See Staff Findings 24 to 51. The criteria are met.**

*(b) May require street frontage improvements where a resulting lot or parcel abuts the street consistent with land use regulations implementing ORS 197A.420.*

**Staff Finding 16: The subject property has approximately 154 feet of frontage along Bland Circle, which has a functional classification of *Local*. The City may exact street frontage improvements that are roughly proportional to the impact from the development (*Dolan vs. City of Tigard, 1994*). The proposed development of three new dwelling units on the subject property will contribute approximately 30 vehicle trips a day.**

**The applicant has installed the required half-street improvements. City of West Linn Public Works and Engineering Departments have confirmed that the improvements meet the public works and engineering standards and conform to the TSP Local Street Cross Section. No further improvements are required. The criteria are met.**

*(c) May not subject an application to approval criteria except as provided in this section, including that a lot or parcel require driveways, vehicle access, parking or minimum or maximum street frontage.*

**Staff Finding 17: The City has not applied any approval criteria except as provided in this section. The applicant has proposed utilizing private driveways for each parcel. The criteria are met.**

*(d) May not subject the application to procedures, ordinances or regulations adopted under ORS 92.044 or 92.046 that are inconsistent with this section or ORS 197.360 to 197.380.*

**Staff Finding 18: The City has not applied any approval criteria that are inconsistent with this section or ORS 197.360 to 197.380. The criteria are met.**

*(e) May allow the submission of an application for a middle housing land division at the same time as the submission of an application for building permits for the middle housing.*

**Staff Finding 19: The applicant shall submit building plans and obtain approval of compliance with the Oregon Residential Specialty Code, including provisions related to new property lines, from West Linn Building staff prior to final plat approval by the City per Conditions of Approval 2 and 3. Subject to the Conditions of Approval, the criteria are met.**

*(f) May require the dedication of right of way if the original parcel did not previously provide a dedication.*

**Staff Finding 20:** The subject property is adjacent to Bland Circle, a public right-of-way (ROW). The existing Bland Circle ROW measures approximately 47 feet in width adjacent to the subject property. The proposed project does not require a right-of-way dedication. The criteria are met.

*(5) The type of middle housing developed on the original parcel is not altered by a middle housing land division.*

**Staff Finding 21:** The applicant proposes the construction of a detached triplex on the subject property, including the division of the lot as allowed by ORS 92.031. The type of middle housing, detached triplex, will not be altered by the land division. The criteria are met.

*(6) Notwithstanding ORS 197.312 (5), a city or county is not required to allow an accessory dwelling unit on a lot or parcel resulting from a middle housing land division.*

**Staff Finding 22:** The applicant does not propose an accessory dwelling unit on any parcel resulting from the land division. The criteria are met.

*(7) The tentative approval of a middle housing land division is void if and only if a final subdivision or partition plat is not approved within three years of the tentative approval. Nothing in this section or ORS 197.360 to 197.380 prohibits a city or county from requiring a final plat before issuing building permits.*

**Staff Finding 23:** The approval of the tentative plat (ELD-25-01) shall be void if the applicant does not record the final partition plat within three years of approval per Condition of Approval 7. Subject to the Conditions of Approval, the criteria are met.

197.360 "Expedited land division" defined; applicability.

*(1) As used in this section:*

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

**Staff Finding 24:** The applicant proposes a middle housing development (see Staff Finding 1), which is eligible for an expedited land division under ORS 92.031, Middle Housing Land Division. The criteria are met.

*(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 25:** The subject property is zoned Residential, R-10 and within the Portland Metropolitan Area Urban Growth Boundary. The applicant proposes development of a detached triplex, which is a residential use. No open space or recreational uses are proposed. The criteria are met.

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

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

*(ii) The Willamette River Greenway;*

**Staff Finding 26: The subject property is not located within the Willamette River Greenway. No development is proposed in a Water Resource Area. The criteria are met.**

*(iii) Estuarine resources;*

*(iv) Coastal shorelands; and*

*(v) Beaches and dunes.*

**Staff Finding 27: The subject property does not contain any estuarine resources, coastal shorelands, or beaches and 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 28: Existing development patterns meet street connectivity standards in the vicinity of the subject property. The 2016 West Linn Transportation System Plan does not include any connectivity projects adjacent to the subject property. 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 29: The subject property is approximately 20,460 sq. ft. and zoned Residential, R-10, which requires a minimum lot size of 10,000 sq. ft. Maximum density under a traditional CDC Chapter 85 land division would allow two dwelling units.**

**The applicant proposes a detached triplex middle housing development (see Staff Finding 1), which is eligible for an expedited land division under ORS 92.031, Middle Housing Land Division. The middle housing development will result in three dwelling units, which is 150 percent of the maximum density currently permitted on the subject property. The criteria are met.**

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

**Staff Finding 30: The applicant proposes an expedited land division that creates three parcels. The proposal meets the criteria set forth in paragraph (a), see Staff Findings 24 to 29. 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 31: 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 32: The applicant proposes middle housing on the subject property through the construction of a detached triplex, including the division of the lot as allowed by SB458. The City has applied the approval criteria of ORS 92.031, including the physical characteristics of the development (see Staff Finding 3), the dimensions of the parcels to be created (see Staff Findings 6, 7, 9, and 29), and required facilities and services necessary for the proposed development (see Staff Findings 5, 6, 7, 9, 16, and 20). 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 33: See Staff Findings 24 to 32. 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 34: The applicant did not request to use the procedures outlined in the West Linn Community Development Code, therefore the City processed the application as an Expedited Land Division. The application was submitted on March 12, 2025 and deemed complete by the City on April 1, 2025. 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 35: The application was submitted on March 12, 2025 and deemed complete by the City on April 1, 2025. Approval of the application is based on the standards and criteria found in ORS 92.031 that were applicable on March 12, 2025. 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 36: 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 April 14, 2025. 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 April 14, 2025. The City provided written notice to the Savannah Oaks Neighborhood Association on April 14, 2025. The affidavit of public notice is found in Exhibit PD-4. 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 37: 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 38: The City provided written notice under subsections (2) and (3) on April 14, 2025, with a deadline for submission of written comments on April 28, 2025. This provided a 14-day period. A copy of the notice 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 39: The application was submitted on March 12, 2025 and deemed complete by the City on March 28, 2025. The City approved the application with conditions on May 28, 2025, the 61<sup>st</sup> 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 40: 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 41: The City provided notice of the decision to the applicant and those who received notice under subsection (2) on May 28, 2025 the 61<sup>st</sup> 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 42: 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 43: 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 44: 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 45: 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 46: 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 47: 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 48: 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 49: 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 50: 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 51: The City has an adopted fee schedule, including for expedited land divisions. The applicant paid the fee at the time of submittal. The criteria are met.**

## **EXHIBIT PD-1 APPLICANT SUBMITTAL**

## DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <b>Chris Myers</b>	PROJECT NO(S) <b>ELD-25-01</b>	PRE-APPLICATION NO.
NON-REFUNDABLE FEE(S) <b>\$4,900</b>	REFUNDABLE DEPOSIT(S)	TOTAL <b>\$4,900</b>

**Type of Review** (Please check all that apply):

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Annexation (ANX)               | <input type="checkbox"/> Final Plat (FP) <b>Related File#</b>   | <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 checked="" 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: <b>22995 Bland Circle, West Linn, OR 97068</b>	Assessor's Map No.: <b>21E26C</b>
	Tax Lot(s): <b>010400</b>
	Total Land Area: <b>0.470 AC (32,178 SF)</b>

**Brief Description of Proposal:** The client proposes to partition the property into three lots for middle housing, in accordance with the City of West Linn's land development requirements.



<b>Applicant Name*:</b> TPC PROPERTY LLC contact: JJ Portlock	Phone: (425) 829-1566
Address: PO BOX 521	Email: JPORTLOCK@THEPORTLOCKCO.COM
City State Zip: WEST LINN, OR 97068	

<b>Owner Name</b> (required): TPC PROPERTY LLC contact: JJ Portlock	Phone: (425) 829-1566
Address: PO BOX 521	Email: JPORTLOCK@THEPORTLOCKCO.COM
City State Zip: WEST LINN, OR 97068	

<b>Consultant Name:</b> FIRWOOD DESIGN GROUP LLC contact: Erik Hoovestol	Phone: (503) 668-3737
Address: 359 E HISTORIC COLUMBIA RIVER HWY	Email: eh@Firwooddesign.com
City State Zip: TROUTDALE, OR 97060	

- 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.**
- The owner/applicant or their representative should attend all public hearings related to the propose land use.
- A decision may be reversed on appeal. The decision will become effective once the appeal period has expired.
- 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.

	3/11/25		3/11/25
Applicant's signature	Date	Owner's signature (required)	Planning Manager Decision Date

# Application Narrative

---

Project Name: **Ridgecrest Middle Housing**

Site Address: 22995 Bland Circle, West Linn, OR.

Applicant: TPC PROPERTY LLC  
PO BOX 521  
West Linn, OR 97068

Contact: JJ Portlock  
(425) 829-1566  
[jportlock@theportlockco.com](mailto:jportlock@theportlockco.com)

Prepared By:





## Table of Contents

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III. Applicable Code Criteria.....	3
IV. Conclusion.....	4
V. Items submitted with the Application .....	5

## I. General Project Description

The project site is located at 22996 Bland Circle, West Linn, OR (Tax lot # 21E26C 01400, Parcel #00391695), zoned R10. The current 0.470 acre lot is vacant. Sidewalk and curb and gutter have recently been installed along the Bland Circle frontage. The site slopes downward to the west with steep slopes up to 80% on the easterly portion of the site next to Bland Circle, with slope being more gentle on the westerly downslope portion at around 20%. The soil type is Saum silt loam. The site is bordered on the side with a public utility and access easement that include utilities and a paved pathway and stairs.

## II. Application Approval Requests

The client, TPC Property LLC, proposes to partition the parcel into three single-family parcels. Access to the proposed lots will be via Bland Circle. The property will be connected to public utilities, including water, electricity, storm sewer and sewer services available from Bland Circle and utilities located in a public access and utility easement located on the southern side of the parcel

Stormwater is planned to be connected to a stub out on the existing public storm main on the south portion of the parcel. Stormwater planters for each dwelling will be provided for stormwater management.

## III. Applicable Code Criteria

The subject property is zoned R-10, which permits triplex residential units as outright use per CDC 11.030.1.b. This proposal includes three detached single units under the provisions of Section 2 of SB 458 for a middle housing land division. **SB 458 Section 2:**

**(1) As used in this section, “middle housing land division” means a partition or subdivision of a lot or parcel on which the development of middle housing is allowed under ORS 197.758 (2) or (3).**

**(2) A city or county shall approve a tentative plan for a middle housing land division if the application includes:**

**(a) A proposal for development of middle housing in compliance with the Oregon residential specialty code and land use regulations applicable to the original lot or parcel allowed under ORS 197.758 (5);**

*Response: The property is within the R-10 zoning designation and permits a triplex as outright use. The proposal includes a middle housing land division to create three lots, each with a detached single-family unit*

**(b) Separate utilities for each dwelling unit;**

*Response: A preliminary utility plan shows individual utilities for each lot.*

**(c) Proposed easements necessary for each dwelling unit on the plan for:**

- (A) Locating, accessing, replacing and servicing all utilities;**
- (B) Pedestrian access from each dwelling unit to a private or public road;**
- (C) Any common use areas or shared building elements;**
- (D) Any dedicated driveways or parking; and**
- (E) Any dedicated common area;**

*Response: A 15-foot utility easement is proposed along the westerly side of the parcel for sanitary and storm sewer connections. Each parcel has direct access the public roadway in Bland Circle.*

**(d) Exactly one dwelling unit per resulting lot, except for common areas.**

*Response: The proposal includes one unit per lot, as shown in the submitted plans.*

**(e) Evidence demonstrating how buildings or structures on a resulting lot or parcel will comply with applicable building codes provisions relating to new property lines and, notwithstanding the creation of new lots or parcels, how structures or buildings located on the newly created lots or parcels will comply with the Oregon residential specialty code.**

*Response: Building setbacks are shown on the site plan. Building permits will ensure compliance with the Oregon Residential Specialty Code.*

(3) A city or county may add conditions to the approval of a tentative plan for a middle housing land division to:

(a) Prohibit the further division of the resulting lots or parcels.

(b) Require that a notation appear on the final plat indicating that the approval was given under this section.

*Response: The applicant understands that conditions may be applied, including noting the approval on the final plat.*

(4) In reviewing an application for a middle housing land division, a city or county:

(a) Shall apply the procedures under ORS 197.360 to 197.380.

(b) May require street frontage improvements where a resulting lot or parcel abuts the street consistent with land use regulations implementing ORS 197.758.

(c) May not subject an application to approval criteria except as provided in this section, including that a lot or parcel require driveways, vehicle access, parking or minimum or maximum street frontage.

(d) May not subject the application to procedures, ordinances or regulations adopted under ORS 92.044 or 92.046 that are inconsistent with this section or ORS 197.360 to 197.380.

(e) May allow the submission of an application for a middle housing land division at the same time as the submission of an application for building permits for the middle housing.

(f) May require the dedication of right of way if the original parcel did not previously provide a dedication.

(5) The type of middle housing developed on the original parcel is not altered by a middle housing land division.

(6) Notwithstanding ORS 197.312 (5), a city or county is not required to allow an accessory dwelling unit on a lot or parcel resulting from a middle housing land division.

(7) The tentative approval of a middle housing land division is void if and only if a final subdivision or partition plat is not approved within three years of the tentative approval. Nothing in this section or ORS 197.360 to 197.380 prohibits a city or county from requiring a final plat before issuing building permits.

*Response: The applicant acknowledges the review process, including possible conditions and requirements and is aware that the application is void if the final plat is not approved within three years.*

## IV. Conclusion

This application narrative, along with the accompanying plans and supporting materials, demonstrates compliance with all applicable provisions of SB 458. The applicant respectfully requests approval of this application by the Planning Department.

## V. Items Submitted With The Application

- Clackamas County Assessor Map
- West Linn Zoning Map
- Preliminary Plan Set



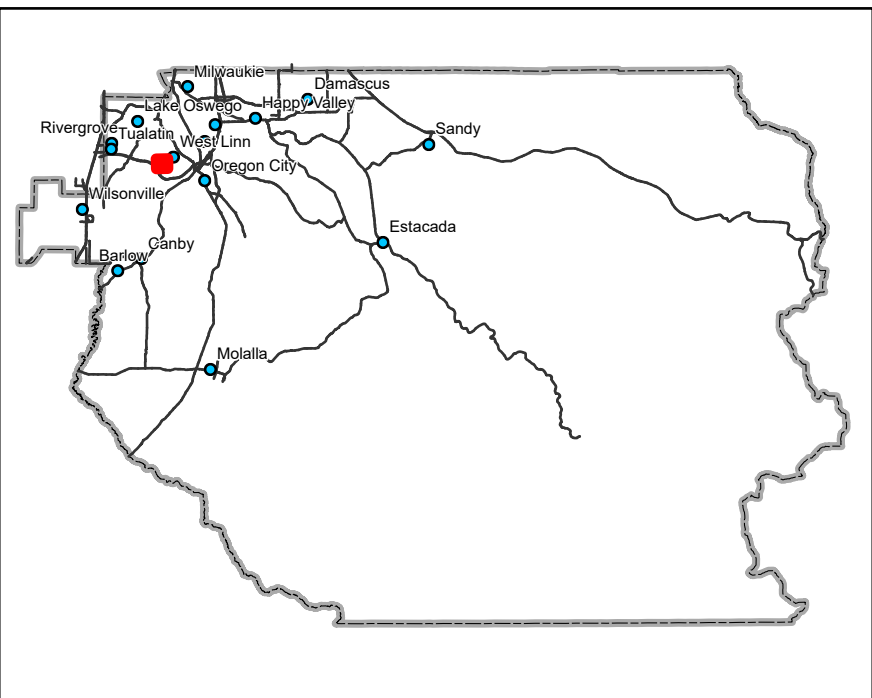
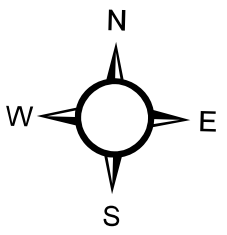
S.W.1/4 SEC.26 T.2S. R.1E. W. M.  
CLACKAMAS COUNTY

1" = 200'

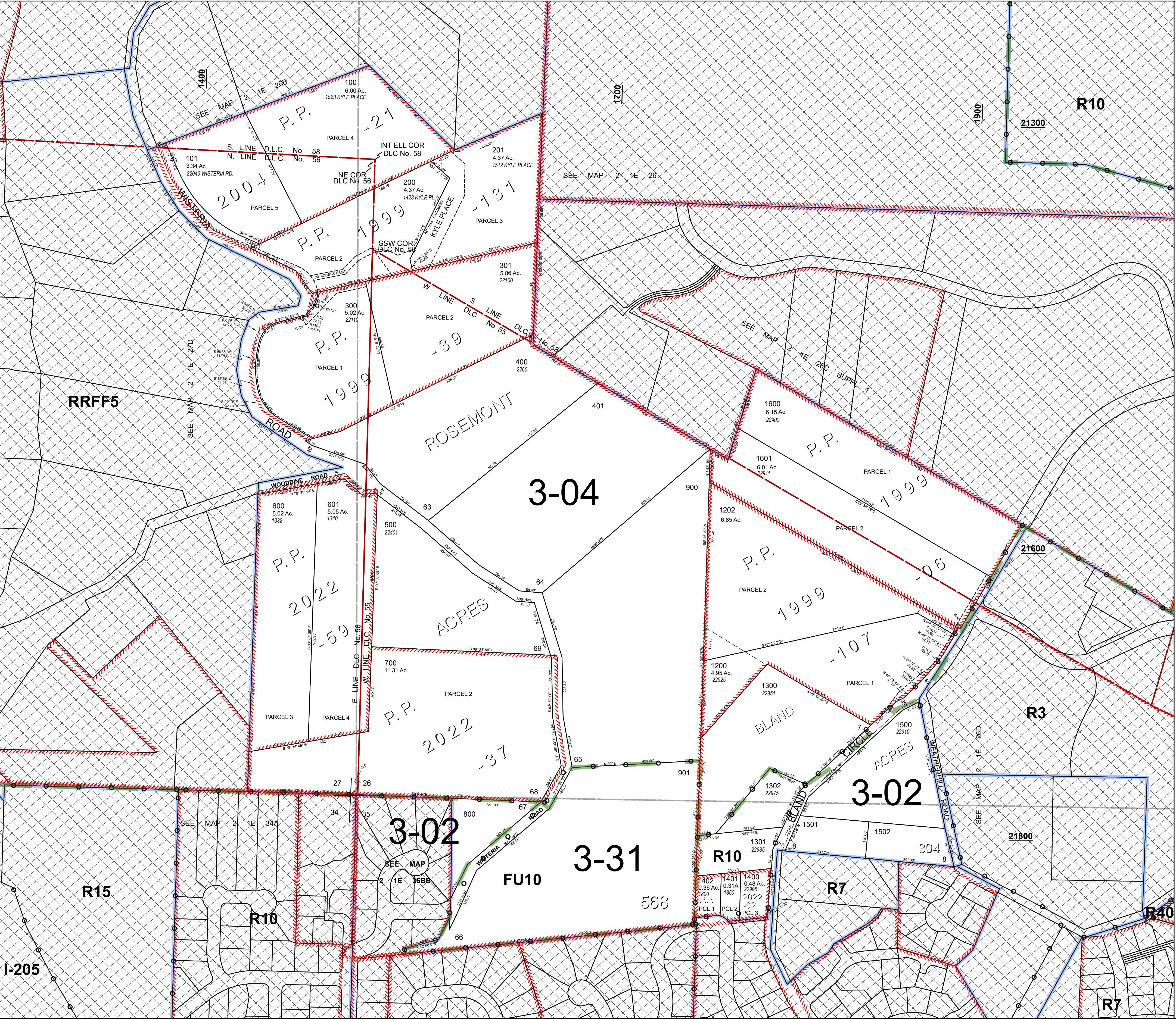
D. L. C.  
WILLIAM BLAND NO. 55  
SAMUEL MILLER NO. 58  
JAS. D. MILLER NO. 56

Cancelled

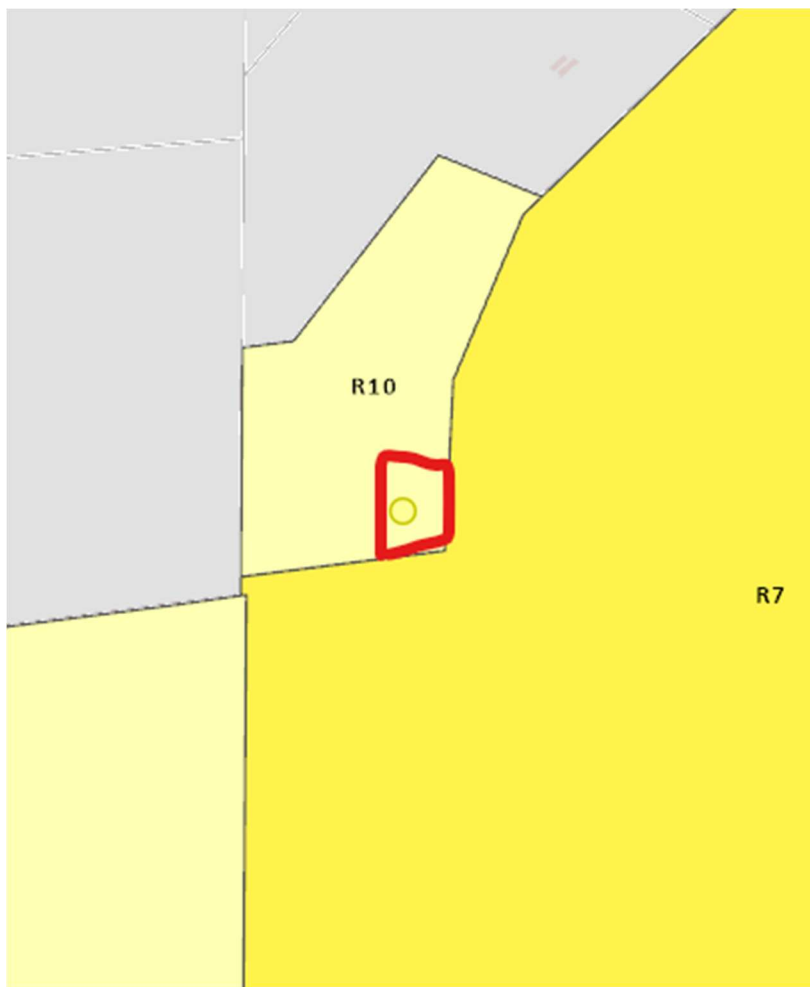
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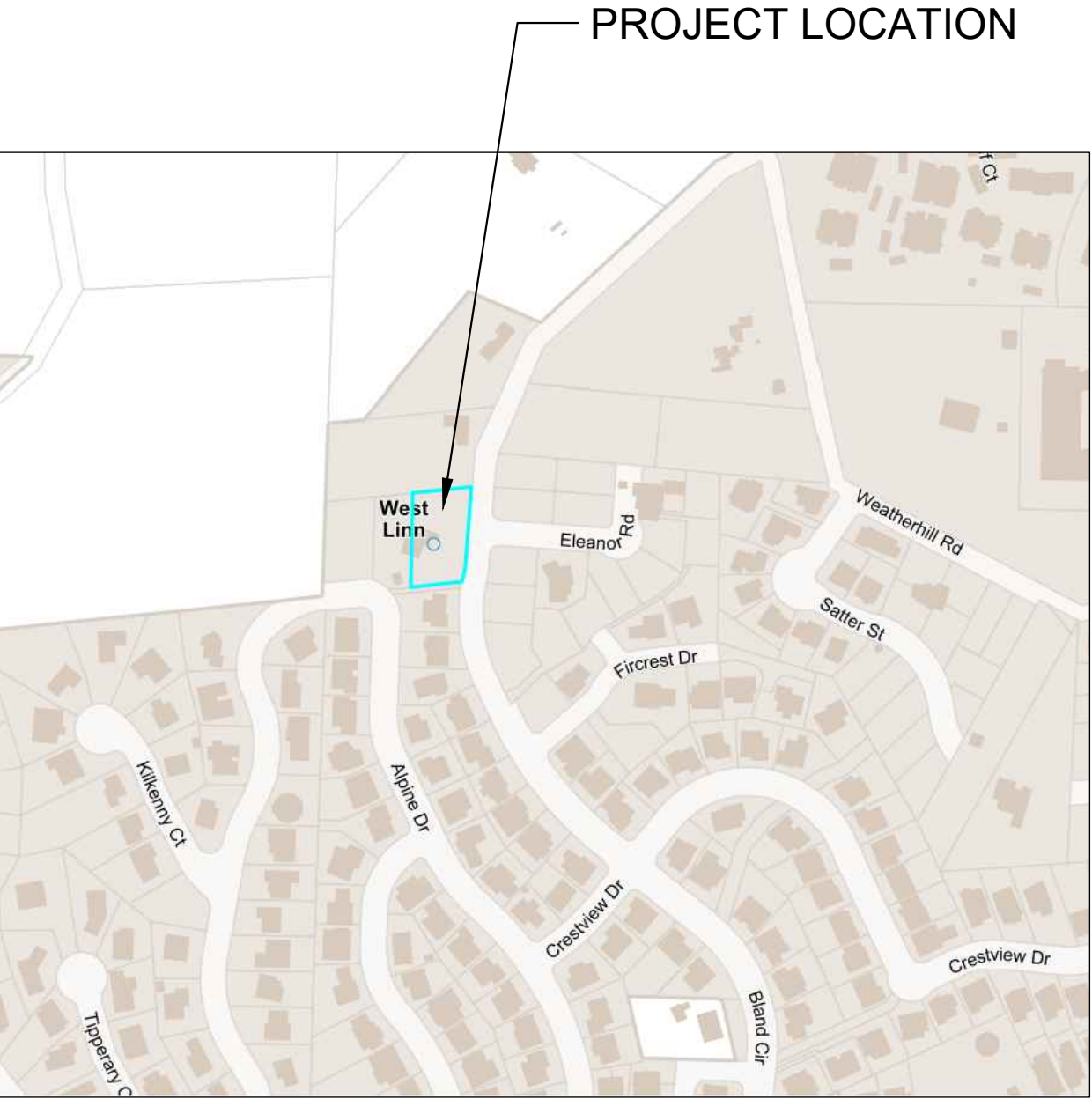
THIS MAP IS FOR ASSESSMENT  
PURPOSES ONLY







RIDGECREST MIDDLE HOUSING  
LAND USE DEVELOPMENT PLANS  
LOCATED AT 22995 BLAND CIRCLE, WEST LINN, OREGON 97068



PROPOSED LEGEND

PROPOSED MAJOR CONTOUR	_____
PROPOSED MINOR CONTOUR	_____
PROPOSED SIGHT LINE	_____
PROPOSED ROAD CENTER LINE	_____
PROPOSED SAWCUT LINE	_____
PROPOSED GRAVEL	
PROPOSED FILTER STRIP	
PROPOSED EARTHEN SHOULDER	
PROPOSED AC	
PROPOSED CULVERT	
PROPOSED UNDERGROUND POWER	_____

PROJECT CIVIL ENGINEER

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

PROJECT CONTRACTOR

THE PORTLOCK COMPANY LLC  
4194 CORNWALL ST  
WEST LINN, OR  
CCB#  
PROJECT CONTACT - JJ PORTLOCK  
JPORTLOCK@THEPORTLOCKCO.COM  
PHONE (425) 829-1566

LEGAL DESCRIPTION:

TAX LOT 21E26C01400  
N.E. ¼ N.W. ¼ SEC. 26 T.2S. R.1E. W.M.  
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

SHEET INDEX

Sheet Number	Sheet Title
1	COVER
2	EXISTING CONDITIONS & DEMO PLAN
3	SITE PLAN
4	PRELIMINARY PLAT
5	GRADING & ESC PLAN
6	UTILITY PLAN
7	DETAILS
8	DETAILS

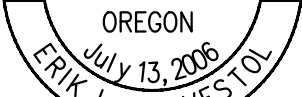
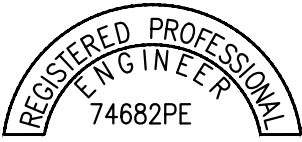
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(NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)-232-1987).  
POTENTIAL UNDERGROUND FACILITY OWNERS

**Dig Safely.**

CALL THE OREGON ONE-CALL CENTER  
1-800-332-2344 OR 811

EMERGENCY TELEPHONE NUMBERS

PGE 503-464-7777  
NW NATURAL GAS 503-220-2415  
CLACKAMAS COUNTY 503-742-4400  
COMCAST CABLE 503-617-1212  
VERIZON 800-837-4966



EXPIRES: 06/30/23  
SIGNATURE DATE: \_\_\_\_\_



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

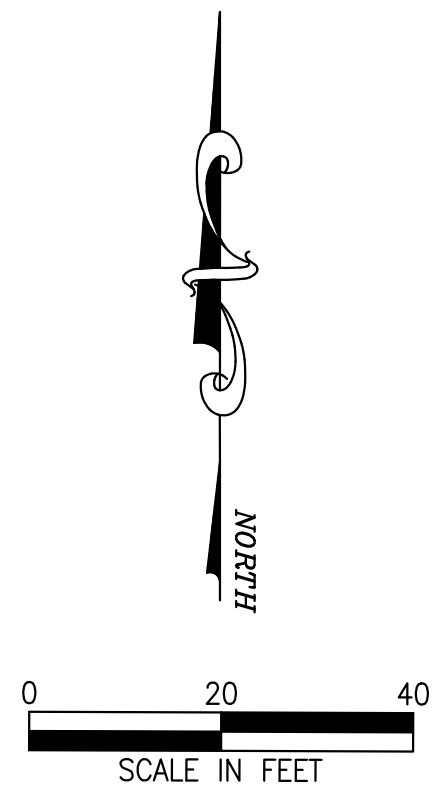
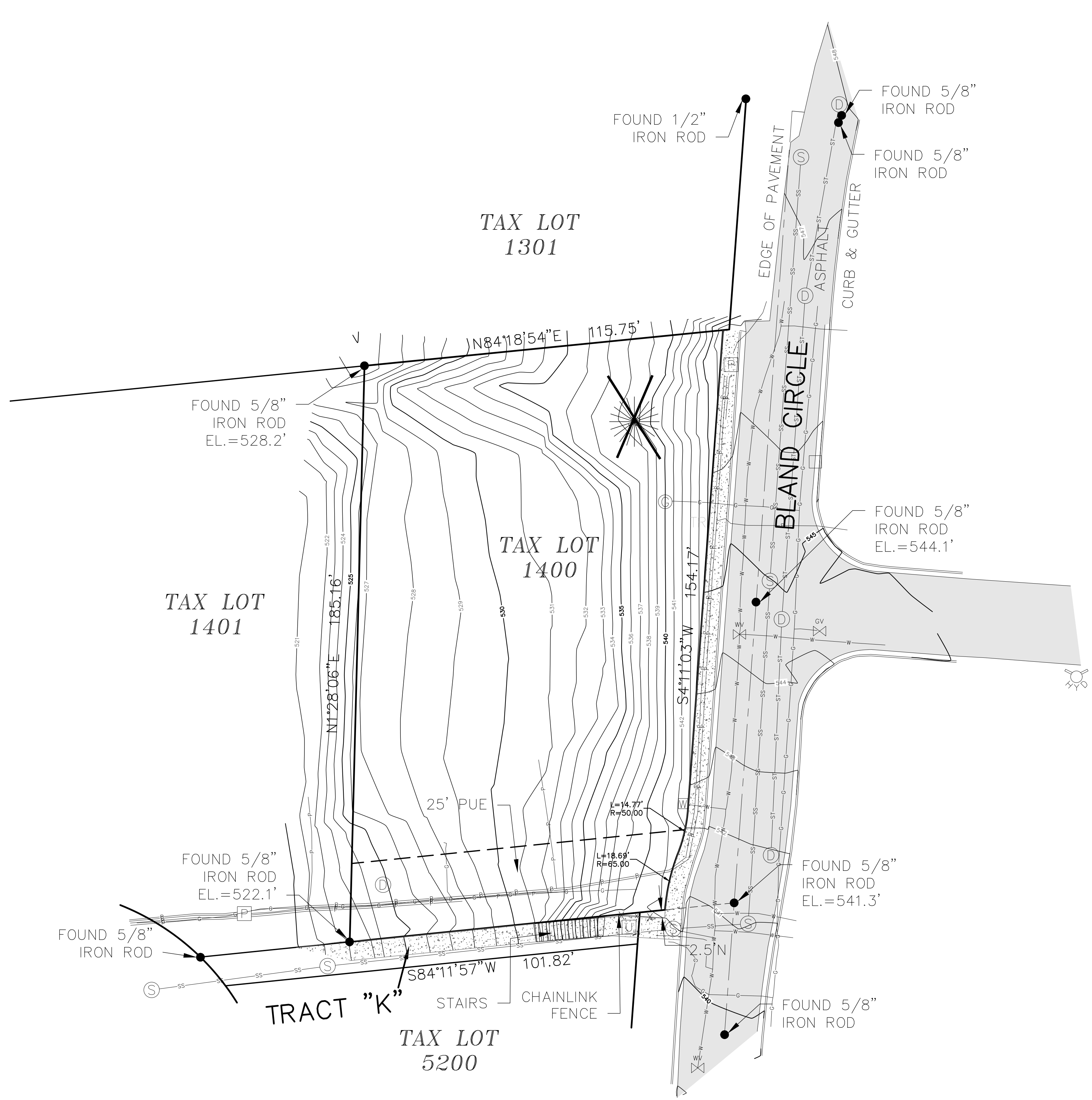
RIDGECREST MIDDLE HOUSING  
22995 BLAND CIRCLE  
West Linn, OR 97068

COVER  
GRADING & STORM PLANS

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DATE:	NO.	REVISION	PROJECT NO. E24-047			



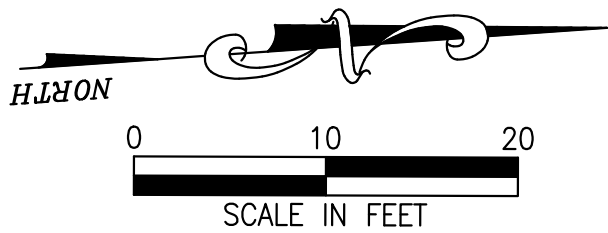
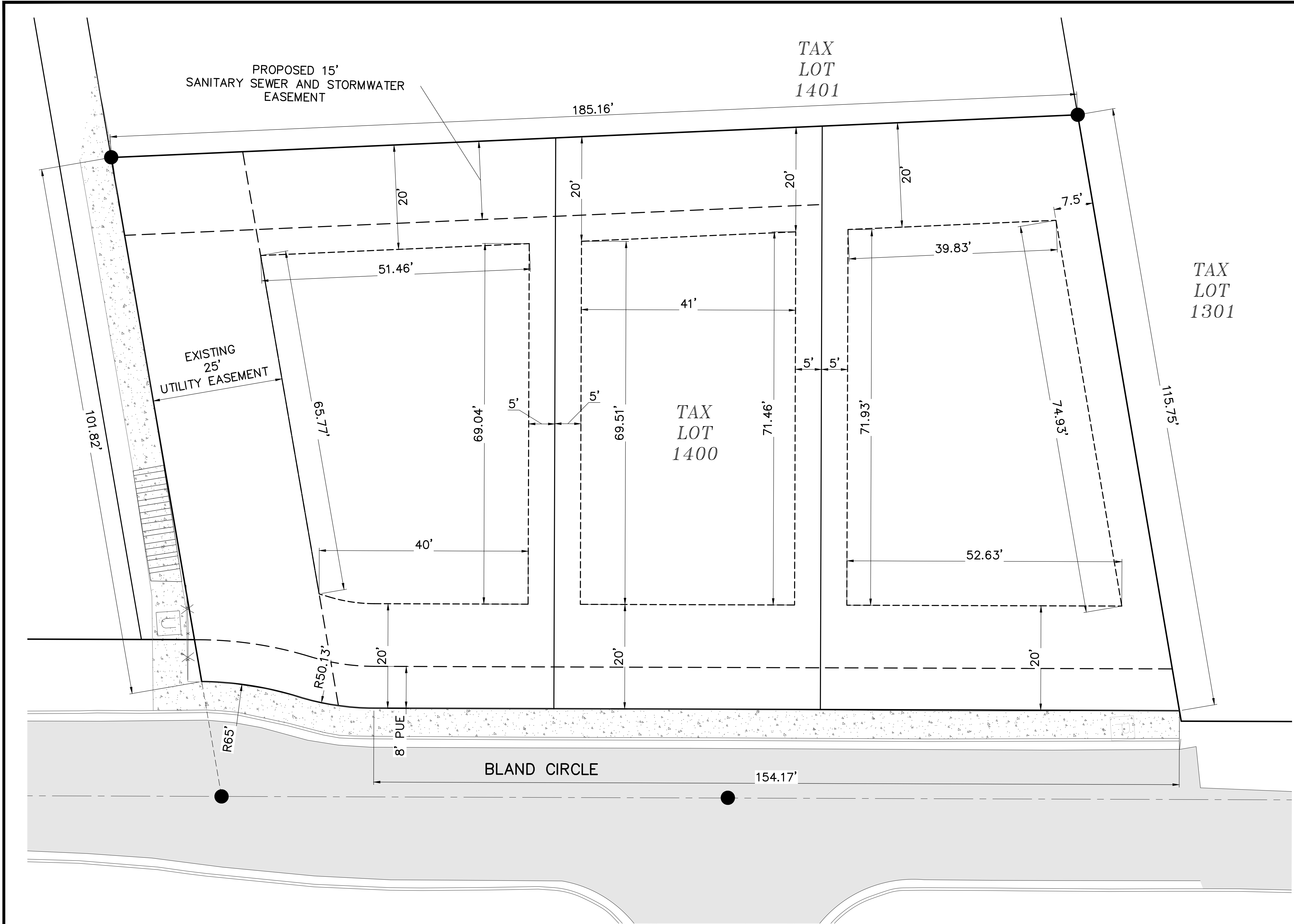
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RIDGECREST MIDDLE HOUSING  
22995 BLAND CIRCLE  
West Linn, OR 97068

EXISTING CONDITIONS & DEMO PLAN  
GRADING & STORM PLANS

2  
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- LEGEND**
- 100 — MAJOR CONTOUR (EX, 5')
  - - 105 - - MINOR CONTOUR (EX, 1')
  - - - - BUILDING SETBACK

**SITE DATA**

SITE AREA : 0.47 AC  
CURRENT ZONING : R-10  
TAX LOT: 21E26C01400  
PROPOSED NO OF LOTS: 3

**SETBACKS:**

FRONT SETBACK: 20'  
STREET SETBACK: 15'  
INTERIOR SIDE SETBACK: 5'  
REAR SETBACK : 20'

**IMPERVIOUS AREA - LOT 1**

LOT AREA : 8,070 S.F.  
BUILDING AREA: 2,310 S.F.  
DRIVEWAY: 483 S.F.  
PERVIOUS AREA: 2,771 S.F.

**IMPERVIOUS AREA - LOT 2**

LOT AREA : 5,635 S.F.  
BUILDING AREA: 2,220 S.F.  
DRIVEWAY: 414 S.F.  
PERVIOUS AREA: 3,001 S.F.

**IMPERVIOUS AREA - LOT 3**

LOT AREA : 6,650 S.F.  
BUILDING AREA: 3,046 S.F.  
DRIVEWAY: 525 S.F.  
PERVIOUS AREA: 3,079 S.F.



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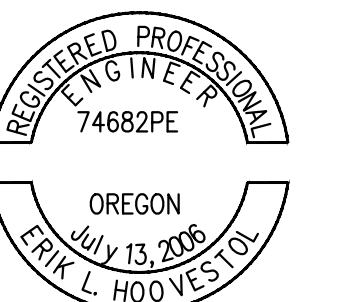
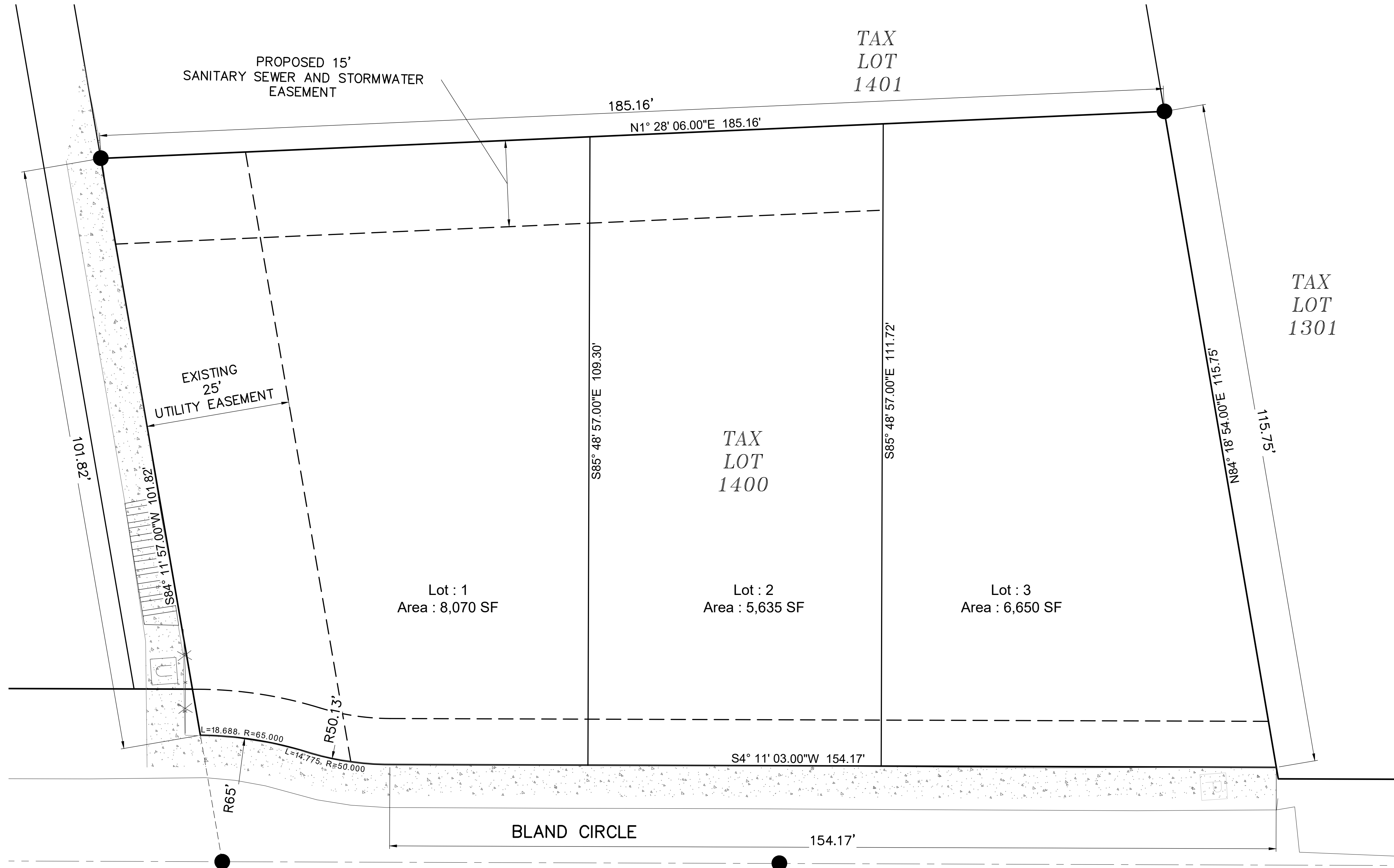
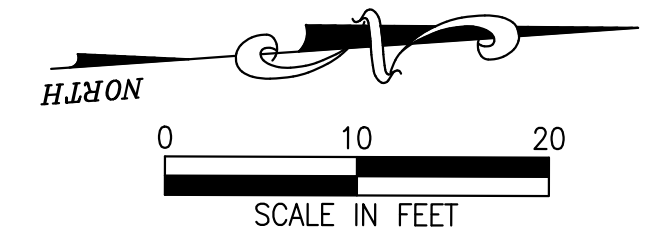
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RIDGECREST MIDDLE HOUSING  
22995 BLAND CIRCLE  
West Linn, OR 97068

SITE PLAN  
GRADING & STORM PLANS

3  
8





EXPIRES: 06/30/23  
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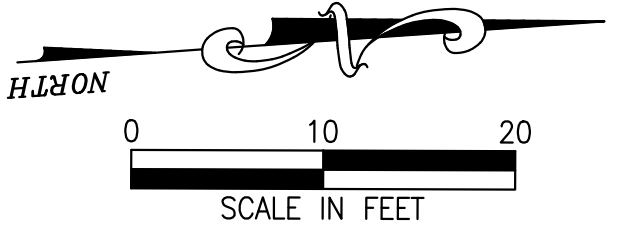
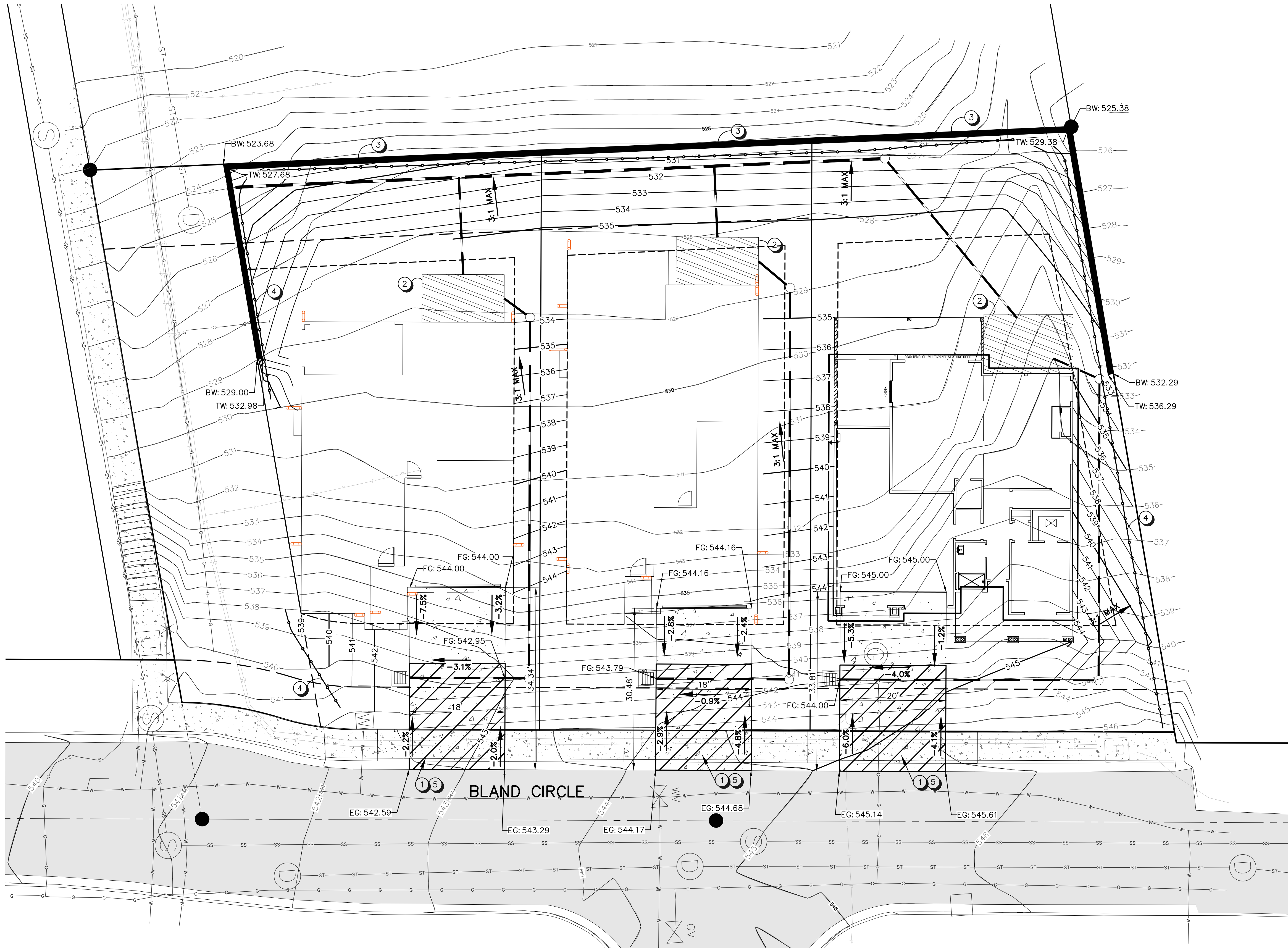
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RIDGECREST MIDDLE HOUSING  
22995 BLAND CIRCLE  
West Linn, OR 97068

PRELIMINARY PLAT  
GRADING & STORM PLANS

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#### KEY NOTES

1. CONSTRUCT DRIVEWAY PER DETAIL ON SHEET 7
2. LINED PLANTER PER DETAIL ON SHEET 7.
3. PROPOSED WALL.
4. INSTALL SEDIMENT FENCE ON THE DOWNHILL SIDE OF ALL GRADING ACTIVITIES PER DETAIL ON SHEET 7.
5. INSTALL CONSTRUCTION ENTRANCE PER DETAIL ON SHEET 7.

#### GENERAL NOTES

1. ENTIRE SITE SUBJECT TO CLEARING, GRADING, AND EXCAVATION DURING CONSTRUCTION.
2. GROUND COVER REQUIRED FOR ANY EXPOSED SOIL NOT UNDER ACTIVE CONSTRUCTION.

#### ESTIMATED GRADING QUANTITIES

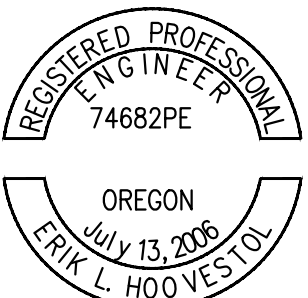
NOTE: 2:1 MAX CUT SLOPE AND 3:1 MAX FILL SLOPE TO EXIST GROUND.  
CUT/FILL QUANTITIES REPRESENT GRADING NECESSARY FOR NEW DRIVEWAY.

CUT: 19.38 CY.  
FILL: 826.24 CY  
NET: 806.86 (FILL)

TOTAL AREA OF DISTURBANCE = 20,475 SF (0.47 ACRES)

#### LEGEND

- TW:100.00 TOP OF WALL  
BW:100.00 BOTTOM OF WALL  
100 MAJOR CONTOUR  
101 MINOR CONTOUR  
100 MAJOR CONTOUR (EXISTING)  
101 MINOR CONTOUR (EXISTING)



EXPIRES: 06/30/23  
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SCALE: AS SHOWN DATE: MARCH, 2025  
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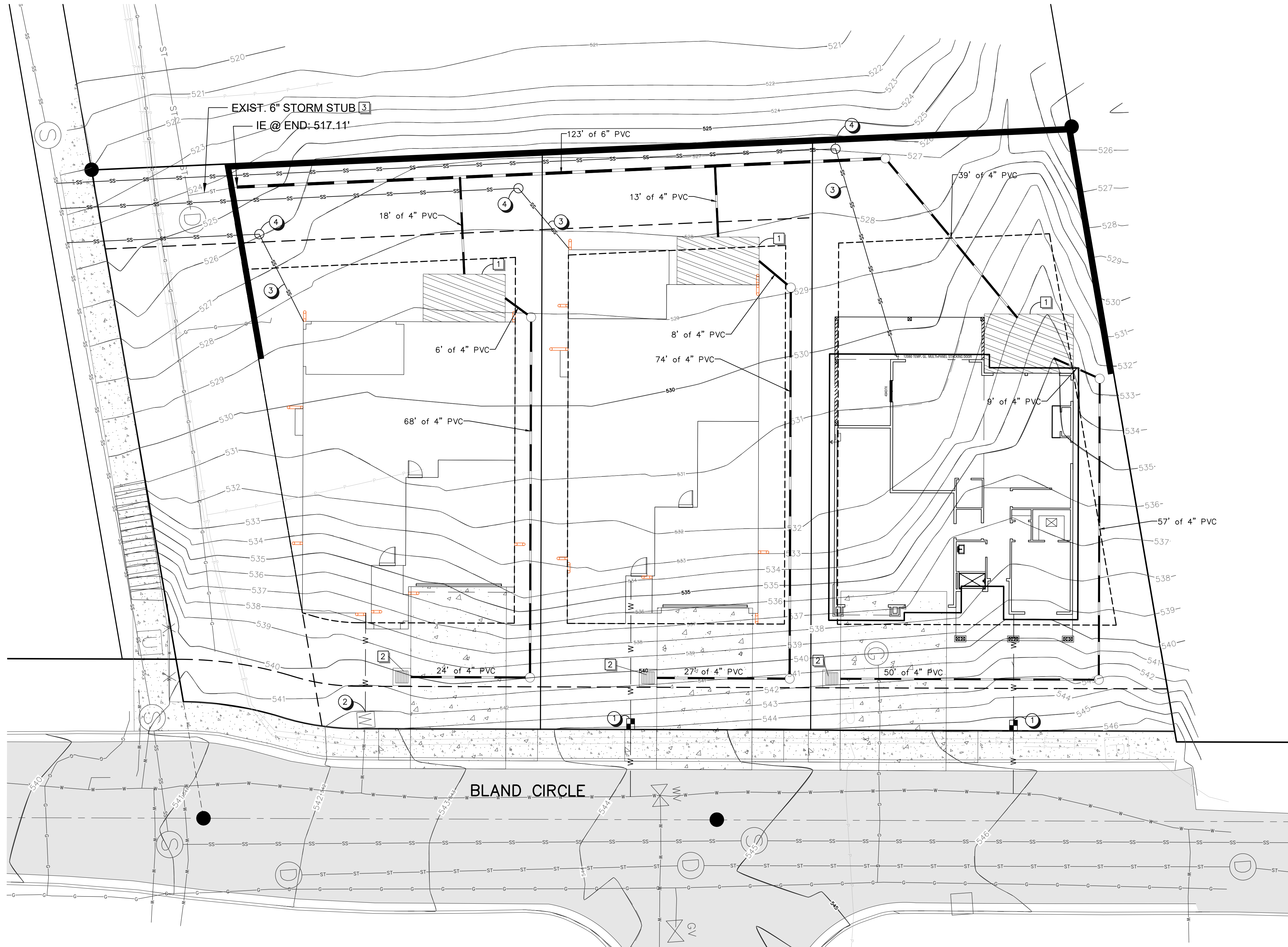
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West Linn, OR 97068

GRADING & ESC PLAN  
GRADING & STORM PLANS

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**GENERAL NOTES**

1. SANITARY SEWER SERVICE LATERALS SHALL BE 4-INCH.
2. ONSITE STORMWATER WILL BE TREATED BY PLANTERS TO BE DESIGNED WITH BUILDING PERMIT PLANS.

**KEY NOTES**

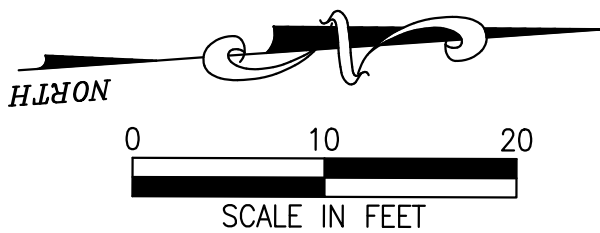
- ① FUTURE 1-INCH WATER SERVICE PER DETAIL ON SHEET 7.
- ② EXISTING WATER SERVICE TO SERVE LOT 1.
- ③ FUTURE 4-INCH SANITARY SEWER SERVICE LATERAL.
- ④ FUTURE SANITARY SEWER CLEANOUT PER DETAIL ON SHEET 7.

**STORMWATER NOTES**

- ① PROPOSED LINED PLANTER TO SERVE ROOF DRAINS AND DRIVEWAYS PER DETAIL ON SHEET 6.
- ② PROPOSED CATCH BASIN.
- ③ CONNECT TO EXISTING 6" STUB.

**LEGEND**

- WATER METER
- CLEANOUT
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER



EXPIRES: 06/30/23  
SIGNATURE DATE: \_\_\_\_\_

DRAWN: JRF		DESIGNED: JRF	CHECKED: EH
SCALE: AS SHOWN		DATE: MARCH, 2025	
DATE:	NO.	REVISION	
PROJECT NO. E24-047			



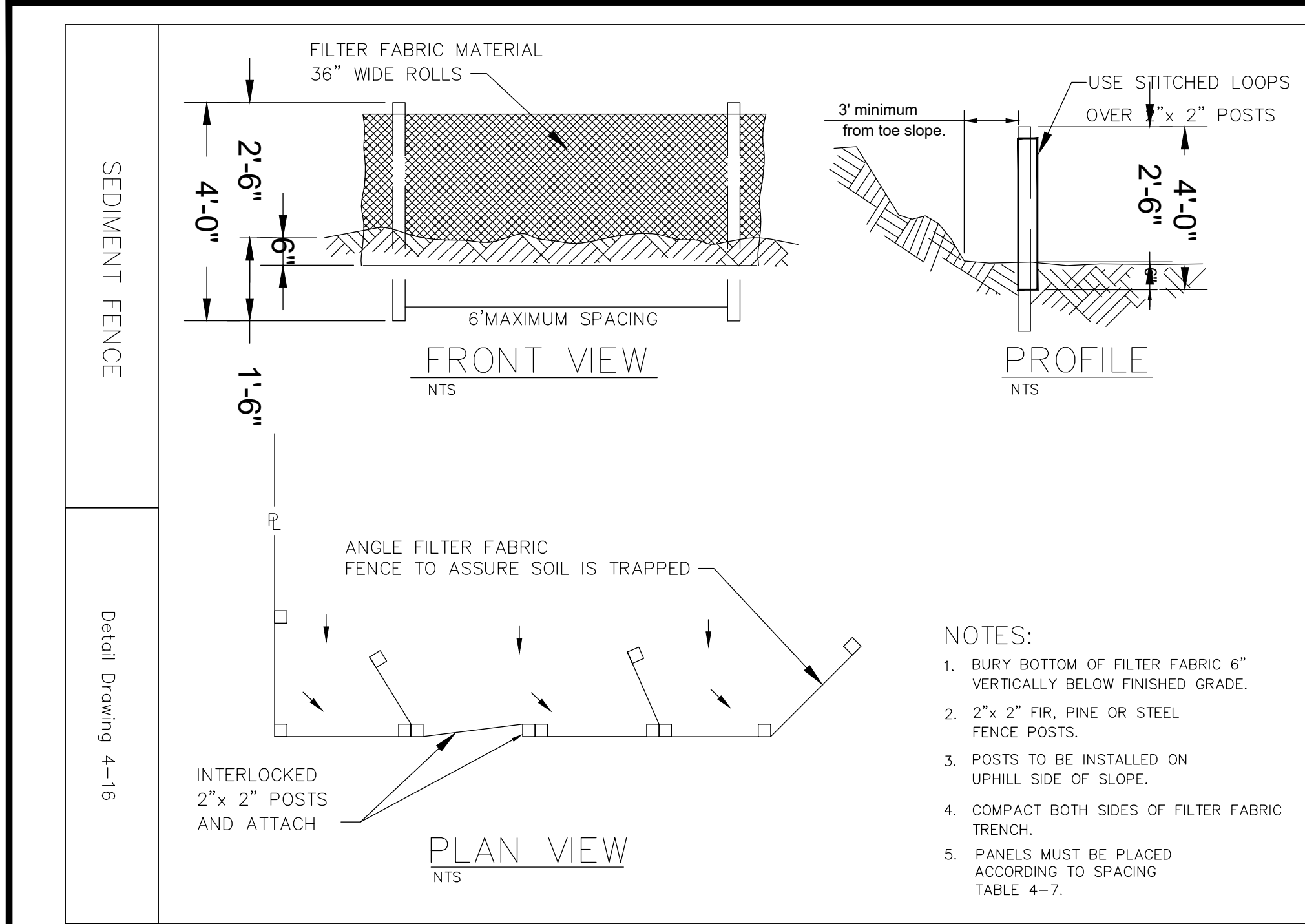
359 EAST HISTORIC COLUMBIA RIVER HIGHWAY  
TROUTDALE, OREGON 97060  
BUS: (503) 668-3737 ♦ FAX: (503) 668-3788

**RIDGECREST MIDDLE HOUSING**  
22995 BLAND CIRCLE  
West Linn, OR 97068

**UTILITY PLAN**  
GRADING & STORM PLANS

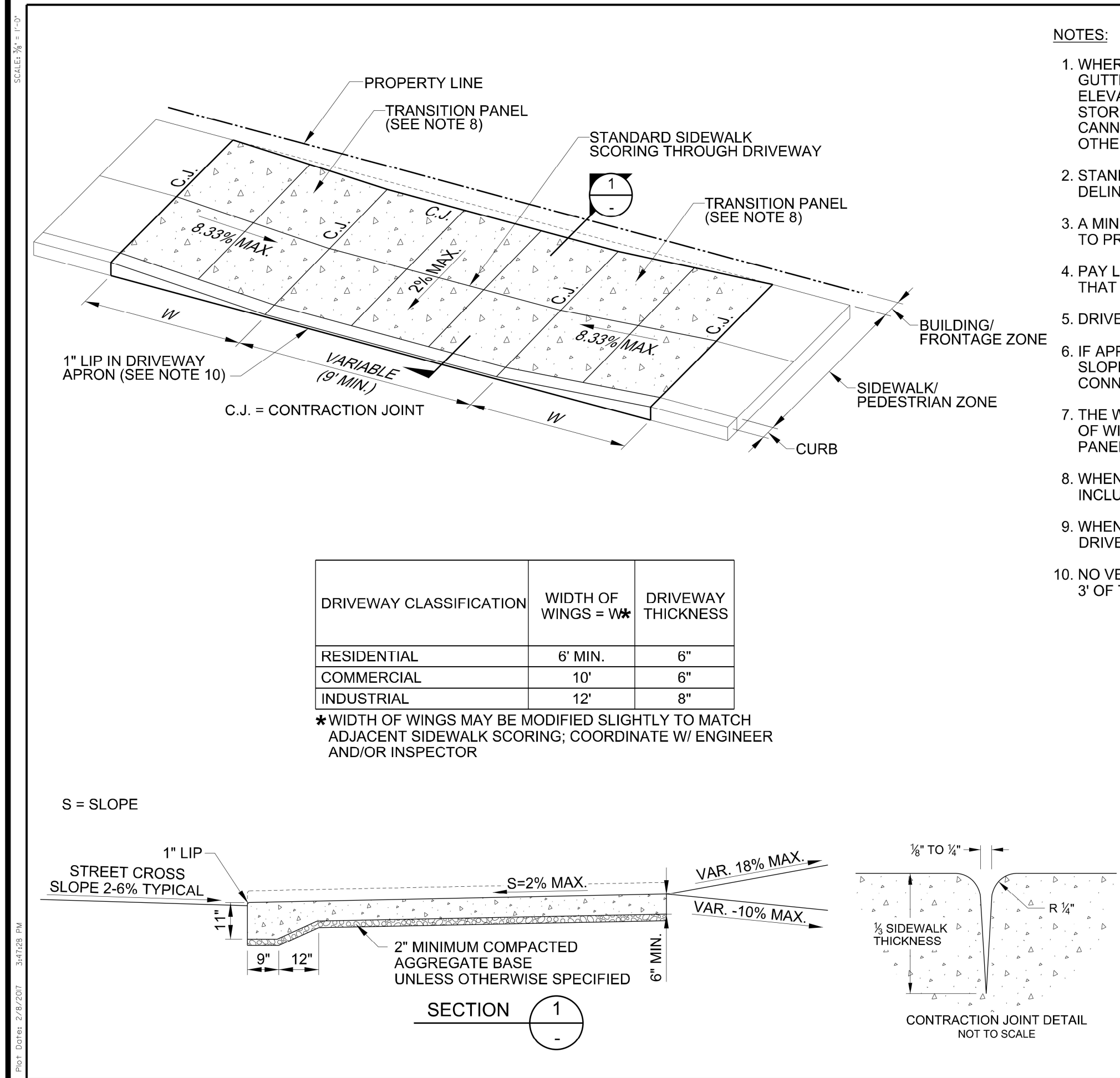
**6**  
**8**



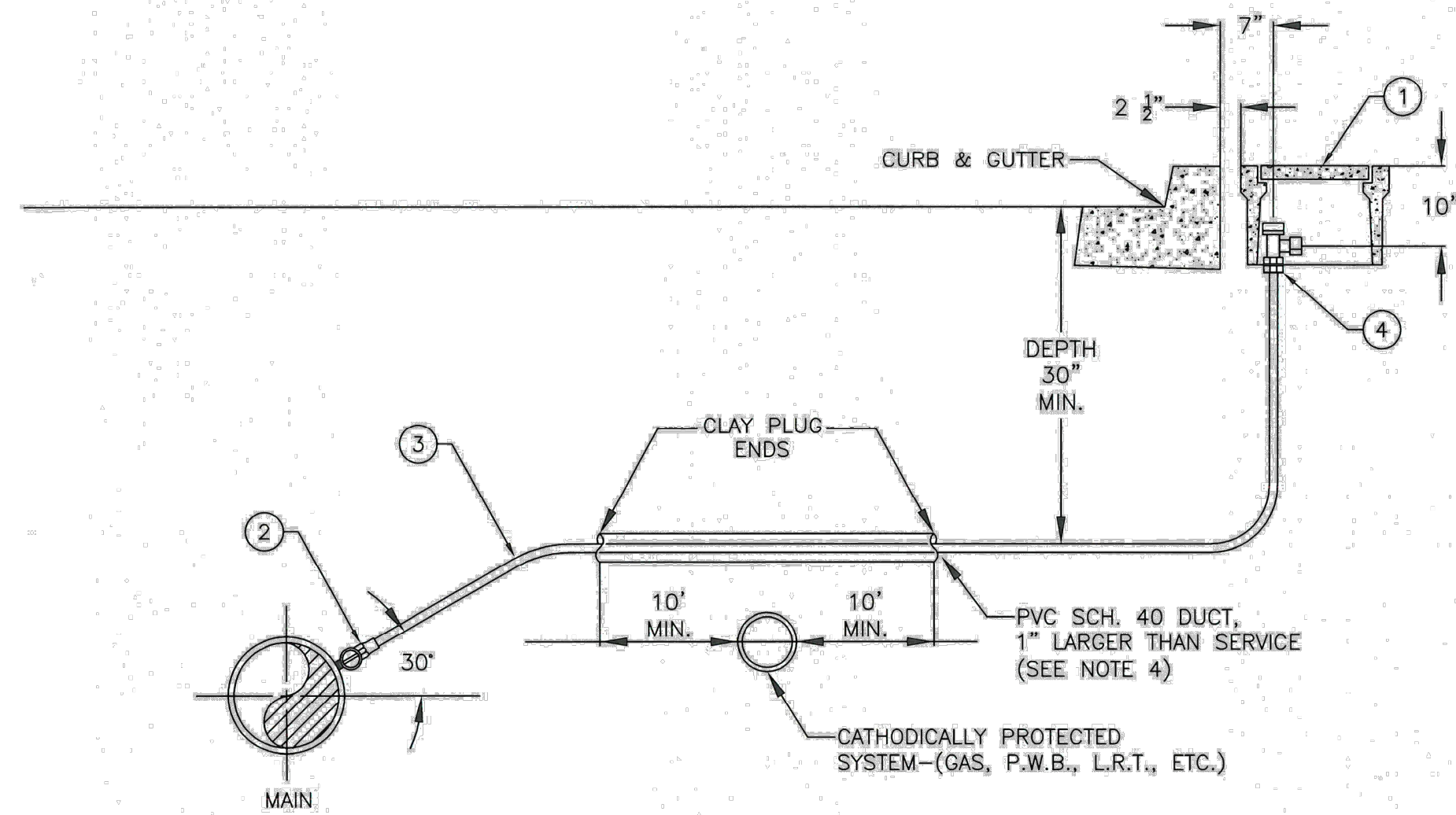
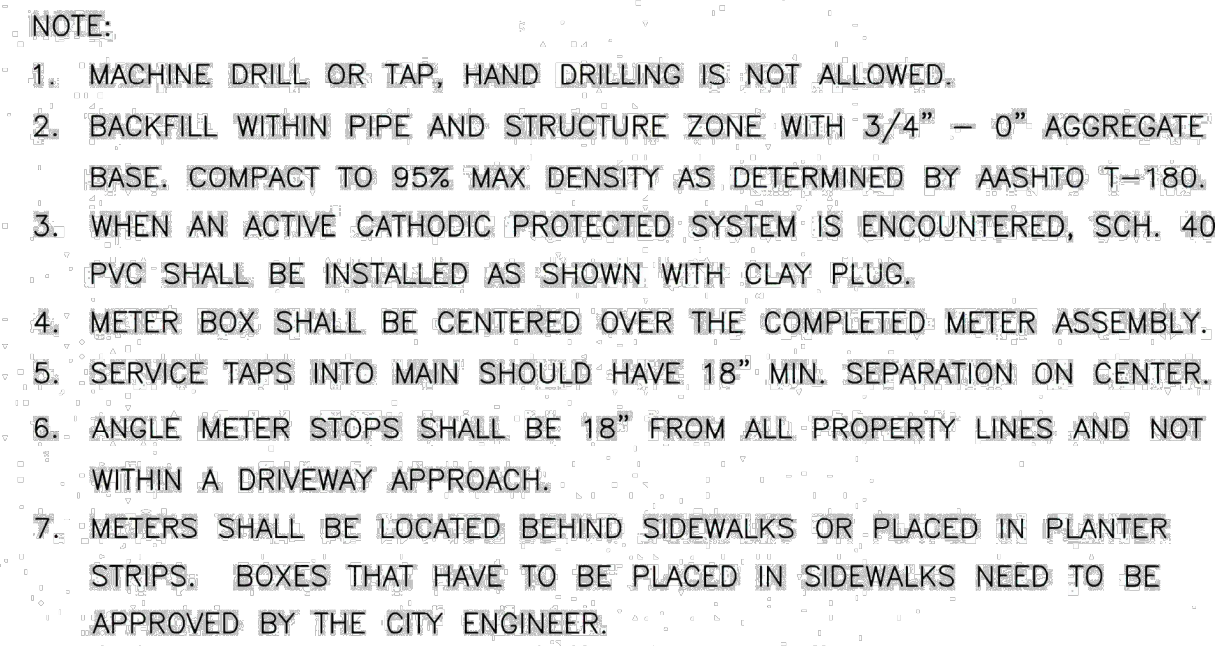
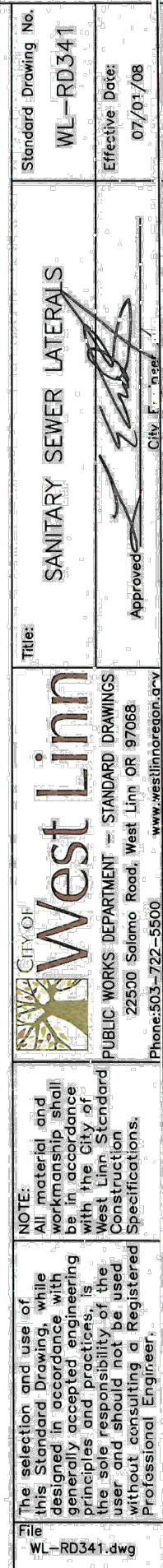


SEDIMENT FENCE

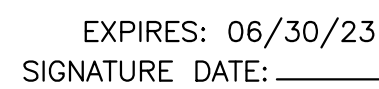
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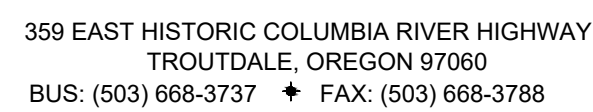




File	WL-RD274.dwg	<p>The selection and use of this design is the responsibility of the user. The user shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.</p>	<p><b>NOTE:</b> Material and workmanship shall be in accordance with the City of West Linn Standards for Construction Specifications.</p>	<p><b>City of West Linn</b></p> <p><b>PUBLIC WORKS DEPARTMENT - STANDARD DRAINAGE</b></p> <p>22800 Soloma Road, West Linn OR 97088</p> <p>Phone: 503-772-5000</p> <p>www.westlinn-oregon.gov</p>	<p>Approved: <i>[Signature]</i></p> <p>City Engineer</p>	<p>Effective Date: 09/07/19</p>	<p>Standard Drawing No. WL-RD274</p>
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			DRAWN: JRF	DESIGNED: JRF	CHECKED: EH	
			SCALE: AS SHOWN		DATE: MARCH, 2025	
DATE:	NO.	REVISION	PROJECT NO. E24-047			



RIDGECREST MIDDLE HOUSING  
22995 BLAND CIRCLE  
West Linn, OR 97068

## DETAILS

### GRADING & STORM PLANS

$$\frac{8}{8}$$



## **EXHIBIT PD-2 COMPLETENESS LETTER**



March 28, 2025

JJ Portlock  
TPC Property, LLC  
PO Box 521  
West Linn OR. 97068

Subject: ELD-25-01 Application for an expedited land division to partition 22995 Bland Circle for a middle housing land division for a detached triplex (3 parcels).

Mr. Portlock,  
You submitted an application on March 12, 2025. The Planning and Engineering Departments determined that the application is now **complete** as of March 28, 2025.

The application proposes a SB458 expedited land division for HB2001 middle housing development. Per SB458, the city is required to process the application under the procedures outlined in Oregon Revised Statute 197.360 to 197.380. The city has 63 days to make a decision to approve or deny the application; that period ends May 30, 2025.

Please be aware that a determination of a complete application does not guarantee an approval for your proposal as submitted – it signals that staff believes you have provided the necessary information for the Planning Director to render a decision on your proposal.

A 14-day public notice will be prepared and mailed. This notice will identify the earliest potential decision date by the Planning Director.

Please contact me at 503-742-6062, or by email at [cmyers@westlinnoregon.gov](mailto:cmyers@westlinnoregon.gov) if you have any questions or comments.

Respectfully,

*Chris Myers*

Chris Myers  
Associate Planner

## **EXHIBIT PD-3 PLAT MAP**



(X)1	PLAT OF BLAND ACRES, CCPR
(X)2	PS 16997, CCSR
(X)3	PS 26976, CCSR
(X)4	PLAT OF GREEN HILLS ESTATES IV, CCPR
(X)5	PLAT OF RIDGE VIEW ESTATES PHASE 2, CCPR
(X)6	SN 2019-214, CCSR

A REPLAT OF A PORTION OF LOT 7 OF BLAND ACRES  
LOCATED IN THE NW 1/4 OF SEC 35, T02S, R01E, W.M.,  
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

THE PURPOSE OF THIS SURVEY, PERFORMED AT THE REQUEST OF  
ATHAN DEVELOPMENT LLC, IS TO REPLAT THAT TRACT OF LAND  
DESCRIBED IN DEED DOCUMENT 2021-014393, CCDR, BEING A  
PORTION OF TRACT 7 OF BLAND ACRES, CCPR, INTO 3 PARCELS  
AND MONUMENT EACH PARCEL.

NEW PARCELS LINES WERE CREATED PER CLIENT'S DIRECTION AND  
IN ACCORDANCE WITH CITY OF WEST LINN CASE NUMBER  
MIP-16-02.

THE BASIS OF BEARINGS OF S04°11'03"W WAS BASED ON FOUND MONUMENTS (206) AND (208), BEING THE CENTERLINE OF BLAND CIRCLE PER SN 2019-214.

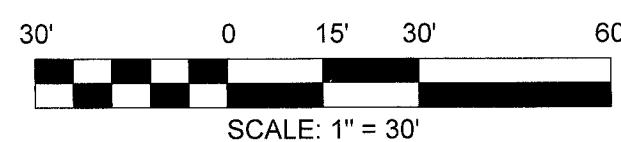
THE EAST LINE OF THE SUBJECT PROPERTY, BEING THE WESTERLY RIGHT-OF-WAY LINE OF BLAND CIRCLE, WAS ESTABLISHED BY HOLDING A LINE 15.00 FEET FROM (WHEN MEASURED AT RIGHT ANGLES TO) THE CENTERLINE OF BLAND CIRCLE PER THE PLAT OF BLAND ACRES, CCPR.

THE NORTH LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY  
HOLDING THE LINE BETWEEN FOUND MONUMENTS (101) AND (111) PER  
PS 16997, CCSR.

THE WEST LINE OF THE SUBJECT PROPERTY, ALSO BEING THE WEST LINE OF LOT 7 OF BLAND ACRES, WAS ESTABLISHED BY HOLDING THE LINE BETWEEN FOUND MONUMENTS (108) AND (111) PER PS 16997, CCSR.

THE SOUTH LINE OF SUBJECT PROPERTY, BEING THE NORTHERLY RIGHT-OF-WAY LINE OF KILLARNEY DRIVE, WAS ESTABLISHED BY HOLDING A LINE 25.00 FEET FROM (WHEN MEASURED AT RIGHT ANGLES) TO THE SOUTH RIGHT-OF-WAY OF KILLARNEY DRIVE. THE SOUTH RIGHT-OF-WAY OF KILLARNEY DRIVE WAS ESTABLISHED BY HOLDING THE LINE BETWEEN FOUND MONUMENTS (108) AND (206) PFR PS 16997. CCSR.

CCDR	CLACKAMAS COUNTY DEED RECORDS
CCPR	CLACKAMAS COUNTY PLAT RECORDS
CCSR	CLACKAMAS COUNTY SURVEY RECORDS
PS	SURVEY NUMBER
H	HELD MONUMENT
R.O.W.	RIGHT OF WAY
P.U.E.	PUBLIC UTILITY EASEMENT
(X)	FOUND MONUMENT NO. SEE MONUMENT NOTES, SHEET 2
●	FOUND MONUMENT—ALUMINUM CAP
●	FOUND MONUMENT — 1/2" IRON ROD
◎	FOUND MONUMENT — 5/8" IRON ROD
⊗	FOUND MONUMENT — 3/4" IRON PIPE
○	SET 5/8" X 30" IRON ROD W/YPC MAKRED "S&F LAND SERVICES" ON JULY 15, 2022
⌘	SET 1-1/8" BRASS CAP MAKRED "S&F LAND SERVICES" ON JULY 15, 2022



CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD LENGTH
C1	11°29'51"	78.00'	15.65'	N74°06'36"W	15.63'
C2	22°41'31"	78.00'	30.89'	N57°00'55"W	30.69'
C3	16°28'23"	65.00'	18.69'	S12°52'41"W	18.62'
C4	16°55'50"	50.00'	14.77'	S12°38'58"W	14.72'

21-G113-06 Partition Plat - BRD.dwg

PORTLAND, VANCOUVER, BEND, SEASIDE

4858 SW SCHOLLS FERRY RD  
STE A, PORTLAND, OR 97225  
(503) 345-0328

WWW.SFELANDS.COM

DATE  
APRIL 25, 2022

JOB NO.  
21-G113-06

FIELD  
AS

DRAWN  
BRD

LANDS, CO	CHECK
	CCS

ATHAN DEVELOPMENT, LLC

LOCATED IN THE NW 1/4 OF SEC 35,  
T02S, R01E, W.M.  
CITY OF WEST LINN  
CLACKAMAS COUNTY, OREGON

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
NOVEMBER 29, 2011  
BENJAMIN R. DUBIN  
84344LS

RENEWS 12/31/23

## **EXHIBIT PD-4 AFFIDAVIT AND NOTICE PACKET**

**AFFIDAVIT OF NOTICE  
PLANNING MANAGER DECISION**

We, the undersigned, certify that, in the interest of the party (parties) initiating a proposed land use, the following took place on the dates indicated below:

**PROJECT**

File No.: **ELD-25-01**

Applicant's Name: **TPC Property LLC/JJ Portlock**

Development Name: **22995 Bland Circle**

Scheduled Decision Date: **after 04/28/25**

**MAILED NOTICE**

Notice of Upcoming Planning Manager Decision was mailed at least 14 days before the decision.

TPC Property/JJ Portlock, applicant	04/14/25	<i>Lynn Schroder</i>
Firwood Design Group, applicant representative	04/14/25	<i>Lynn Schroder</i>
WLWL SD	04/14/25	<i>Lynn Schroder</i>
Clackamas County	04/14/25	<i>Lynn Schroder</i>
TVF&R	04/14/25	<i>Lynn Schroder</i>
PGE	04/14/25	<i>Lynn Schroder</i>
TRI-Met	04/14/25	<i>Lynn Schroder</i>
Comcast	04/14/25	<i>Lynn Schroder</i>
NW Natural Gas	04/14/25	<i>Lynn Schroder</i>
Property owners within 100ft of the site perimeter	04/14/25	<i>Lynn Schroder</i>
Savanna Oaks Neighborhood Association	04/14/25	<i>Lynn Schroder</i>

**EMAILED NOTICE**

Notice of Upcoming Planning Manager Decision was emailed at least 14 days before the decision to:

Savanna Oaks Neighborhood Association	04/14/25	<i>Lynn Schroder</i>
JJ Portlock, applicant	04/14/25	<i>Lynn Schroder</i>
Firwood Design , applicant consultant	04/14/25	<i>Lynn Schroder</i>
Metro	04/14/25	<i>Lynn Schroder</i>
Stafford CPO	04/14/25	<i>Lynn Schroder</i>

**WEBSITE**

Notice of Upcoming Planning Manager Decision was posted on the City's website at least 14 days before the decision.

04/14/25	<i>Lynn Schroder</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.

5/28/25	<i>Lynn Schroder</i>
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**CITY OF WEST LINN  
NOTICE OF UPCOMING PLANNING MANAGER DECISION  
FILE NO. ELD-25-01**

The City of West Linn has received a complete application (ELD-25-01) proposing a 3-lot expedited land division for middle housing at 22995 Bland Circle (Clackamas County Tax Assessor Map 21E26C 01400. The application is being processed under the expedited land division rules found in Oregon Revised Statute (ORS) 197.360-380.

The Planning Manager will make the decision after the required 14-day written comment period expires. The decision will be based on the criteria found in in ORS 197.360-380. An appointed referee will review any appeal of the decision.

The complete application and all evidence submitted by the applicant are posted on the City's website, <https://westlinnoregon.gov/projects>. Alternatively, the application and all evidence submitted by the applicant are available for review between 8:00 am and 5:00 pm, Monday through Thursday, at City Hall at no cost. Copies may be obtained at a reasonable cost.

A public hearing will not be held for this decision. **Anyone wishing to submit written comments for consideration must submit all material before the 14-day comment period expires. The deadline to submit written comments is 4:00 pm on April 28, 2025. Written comments can be submitted to [cmyers@westlinnoregon.gov](mailto: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.

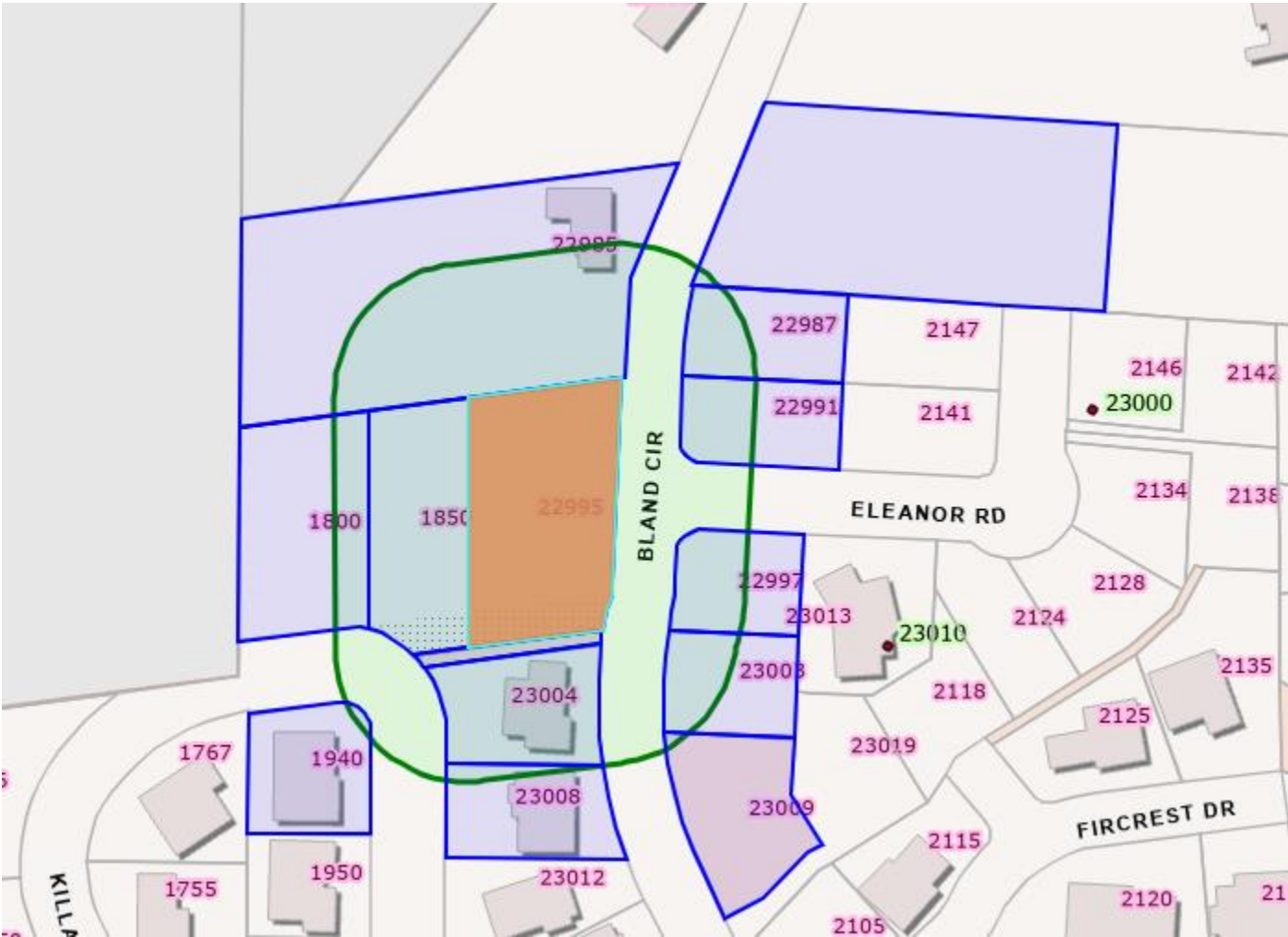
For additional information, please contact Chris Myers, Associate Planner, at City Hall, 22500 Salamo Road, West Linn, OR 97068, or 503-742-6062 or [cmyers@westlinnoregon.gov](mailto:cmyers@westlinnoregon.gov).

Scan this QR Code to go to Project Web Page:



Mailed: 04/14/25

ELD-25-01 - Notified Property Owners within 100 feet of 22995 Bland Circle





**NOTICE OF UPCOMING  
PLANNING MANAGER DECISION**

**PROJECT # ELD-25-01  
MAIL: 4/14/2025 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.