



# CITY OF West Linn

## PLANNING MANAGER DECISION

DATE: July 10, 2025

FILE NO.: ELD-25-04

REQUEST: Approval of a Middle Housing Land Division to divide an existing lot with a single-family residence into 2 lots; and construct the second unit of a detached duplex on the new lot.

PLANNER: Aaron Gudelj, Associate Planner

---

Planning Manager

DSW

---

## TABLE OF CONTENTS

### STAFF ANALYSIS AND RECOMMENDATION

GENERAL INFORMATION .....	2
EXECUTIVE SUMMARY.....	3
PUBLIC COMMENTS.....	3
DECISION AND CONDITIONS OF APPROVAL.....	4

### ADDENDUM

STAFF FINDINGS.....	6
---------------------	---

### EXHIBITS

PD-1 APPLICANT SUBMITTAL.....	18
PD-2 COMPLETENESS LETTER .....	67
PD-3 PUBLIC COMMENTS .....	69
PD-4 AFFIDAVIT AND NOTICE PACKET .....	71

## GENERAL INFORMATION

**APPLICANT:**

Chi Kin Mung  
2785 Arbor Drive  
West Linn, OR 97068

**CONSULTANT:**

Akiko Arai – Sora Design  
1355 NW Everett St, Suite #100  
Portland, OR 97209

**SITE LOCATION:**

2785 Arbor Drive

**SITE SIZE:**

26,049 square feet

**TAXLOT ID:**

21E14DB00105

**COMP PLAN**

**DESIGNATION:**

Low-Density Residential

**ZONING:**

R-10, Residential

**APPROVAL**

**CRITERIA:**

Oregon Revised Statute 92.031

**63-DAY RULE:**

The application became complete on May 15, 2025. The 63-day period for an expedited land division ends July 17, 2025.

**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 May 21, 2025 as required by Oregon Revised Statute 197.365. The notice was also posted on the City's website on May 21, 2025. Therefore, public notice requirements have been met.

## EXECUTIVE SUMMARY

The subject property is a 20,046 square foot property and a legal lot of record at 2785 Arbor Drive. The property is zoned R-10 Residential, and currently contains an existing residence on the site. The applicant has proposed keep the existing residence and construct an additional detached dwelling unit (detached duplex) while dividing the existing lot under ORS 92.031 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 duplex.

### Proposed Lot Sizes

Lot 1 – 11,087

Lot 2 – 14,780

The property is not located within the Willamette River Greenway (WRG), or any FEMA flood hazard area. The property does have a Habitat Conservation Area (HCA) along the northern half of the property encumbering the northern half of the subject property. The applicant proposes a stormwater planter within the Water Resource Area compliant with the exemptions outlined in CDC Chapter 32 Water Resource Area Protection. The applicant does not propose any other development in the WRA or HCA therefore no environmental permits are required. Public water, sewer, and stormwater facilities are accessible via Arbor Drive in front of the subject property.

The proposed lots have 79'-3" (lot 1) and 70'-8" (lot 2) of street frontage on Arbor Drive, which has a functional classification of a Local Street. Each of the 2 lots will take access from Arbor Drive. The Arbor Drive right-of-way (ROW) is approximately 48 feet wide adjacent to the subject property, and consistent with the prevailing ROW pattern along Arbor drive and does not require any ROW dedication. Street improvement fees in-lieu are required as part of this application since the applicant proposes an increase in dwelling unit density on the site and Arbor Drive does not have existing curbs or sidewalks.

### Public comments:

The City received an email from Jennifer Rodriguez on June 2, 2025 expressing the following concerns regarding the subject application:

- increase in dwelling units onsite
- local traffic speed on Arbor Drive.

**Staff Response:** The proposed increase in dwelling unit density from one unit to two units is allowed via the ORS 92.031 and the underlying R-10 zone and is anticipated to increase trips to the site by 9 visits per day according to the ITE Trip Generation Manual. Arbor Drive is classified as a local street and has not been identified as being substandard in regard to traffic

flow; the increase in one dwelling unit is not anticipated to impact the traffic flow according to the Trip Generation Manual published by the Institute of Transportation Engineers. Allowable traffic speed on Arbor Drive will not be altered as part of the application due to the increase in only one dwelling unit; requests for speed bumps, street signage, or other traffic calming measures should be brought to the Traffic Safety Committee for consideration.

## **DECISION**

The Planning Manager (designee) approves this application (ELD-25-04) for an expedited land division under the rules of ORS 92.031 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 substantially conform to the Preliminary Plat dated 4/18/25 (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. **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".

6. **Final Plat Recording.** The approval of the tentative plat (ELD-25-04) shall be void if the applicant does not record the final partition plat within three years of approval.
7. **Street Improvements.** The applicant shall pay a fee-in-lieu totaling \$27,066.61 (\$385 per linear foot x 70.67 feet) for a Local street, prior to Final Plat approval.

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

Aaron Gudelj  
Aaron Gudelj, Associate Planner

July 10, 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 10<sup>th</sup> day of July 2025.

Therefore, the 14-day appeal period ends at 5 p.m., on July 24, 2025.

**ADDENDUM  
APPROVAL CRITERIA AND FINDINGS  
ELD-25-04**

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 (2) or (3).*

*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 detached duplex. ORS 197A.420 requires the City of West Linn to allow detached duplexes, one type of middle housing, in areas zoned for residential use that allows for the development of single-family dwellings. The applicant proposes the construction of detached duplex with each dwelling unit on its own lot as permitted by West Linn Community Development Code (CDC) Chapter 11.030. CDC Chapter 2 defines a detached duplex as *"Two attached or detached dwelling units on a lot or parcel in any configuration."* The proposed division of the subject lots, 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 duplex, which qualifies as a middle housing type (see Staff Finding 1). The detached duplex will consist of an existing dwelling unit on the subject lot to remain and a newly constructed detached dwelling unit on the newly created lot to the east. The applicant did not submit building plans for the detached duplex with this application, however a plot plan with lot dimensions and building footprint was provided. The applicant shall submit building plans and obtain approval of compliance with the Oregon Residential Specialty Code from West Linn Planning Staff prior to Final Plat approval by the City per Condition of Approval 2. As conditioned, the criteria are met.

**Staff Finding 3:** The applicant proposes the construction of a detached duplex, 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 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 duplex with this application, however a plot plan with lot dimensions and building footprint was provided. 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. As conditioned, 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 property is not located within the Willamette River Greenway (WRG), or any FEMA flood hazard area. The property does have a Habitat Conservation Area (HCA) and Riparian Corridor along the northern most half of the subject property. No dwelling unit footprint or livable area is proposed in the HCA or Riparian Corridor. A stormwater planter is proposed within the HCA and Riparian Corridor – adjacent to the NE corner of the new dwelling unit - and is a permitted/exempt use pursuant to CDC Chapter 32.030. No environmental permits are required. The criteria are met.

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

**Staff Finding 5:** The applicant proposes the construction of a detached duplex with separate utility connections for each dwelling unit. The existing residence to remain on the westerly lot will maintain operation of their current individual utility facilities. Additional utilities shall be installed for the new dwelling unit on the easterly lot. 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 duplex on the subject property, including the division of the lot as allowed by ORS 92.031. No easements are proposed by the applicant, however, an existing private shared-access easement along the easterly lot line is shown on the applicants proposal and provided as part of the applicants submittal. The project is conditioned to require any easements to be shown and identified on Final Plat prior to Final Plat approval. As conditioned, 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 duplex on the subject property, including the division of the parcel as allowed by ORS 92.031. All dwellings will have direct access to Arbor Drive, a public street. 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; no easements have been identified at this time. The criteria are met.

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

**Staff Finding 9:** The applicant proposes the construction of a detached duplex on the subject property, including the division of the parcel as allowed by ORS 92.031. No shared driveways or parking areas are proposed. 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 duplex as permitted by West Linn Community Development Code (CDC) Chapter 10.030. The existing dwelling unit will remain as-is on the westerly lot, and a new detached dwelling unit on the newly created easterly lot is proposed. CDC Chapter 2 defines a duplex as “Two attached or detached dwelling units on a lot or parcel in any configuration.” The proposed division of the subject lot, which allows the development of middle housing, is permitted. 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 duplex, which qualifies as a middle housing type. The applicant did not submit building plans for the duplex with this application, however a plot plan with site dimensions and building footprint was provided as part of the applicants submittal. 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 duplex 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 5. 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 duplex 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 5. 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: Please 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 lots have approximately 149'-10" of frontage (Westerly Lot = 79'-3" & Easterly lot = 70'-8") along Arbor Drive, which is classified as a Local Street. Street improvement fees in-lieu are required as part of this application pursuant to CDC Chapter 96, since the applicant proposes an increase in dwelling unit density on the site and Arbor Drive does not have existing curbs or sidewalks. The project is conditioned to require payment of the Street Improvement Construction in-lieu fee prior to Final Plat approval. As conditioned, 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 a driveway for each of the dwelling units. 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. As conditioned, 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 Arbor drive, a public right-of-way (ROW) and a Local Street. The existing Arbor Drive ROW measures approximately 48 feet in width. The proposed project does not require a right-of-way dedication. The criteria do not apply.**

*(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 duplex on the subject property, including the division of the lot as allowed by ORS 92.031. The type of middle housing proposed, detached duplex, 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-25-04) shall be void if the applicant does not record the final partition plat within three years of approval per Condition of Approval 6. As conditioned, 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 duplex, 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 (TSP) does not include any street connectivity projects adjacent to the subject property. The pedestrian plan within the TSP does not include any pedestrian related projects. 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 26,049 sq. ft. and zoned Residential, R-10. The applicant proposes a detached duplex middle housing development (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 two total dwelling units, which is 100 percent of the maximum density currently permitted by the underlying R-10 zone. 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 two lots as permitted under ORS 92.031. 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 duplex, including the division of the lot as allowed by ORS 92.031. The City has applied the approval criteria of ORS 92.031, including the physical characteristics of the development (Staff Finding 3), the dimensions of the lots to be created (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 and deemed complete by the City on May 15, 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 and deemed complete by the City on May 15, 2025. Approval of the application is based on the standards and criteria found in ORS 92.031 that were applicable on May 15, 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 May 21, 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 May 21, 2025. The City provided written notice to the Willamette Neighborhood Association on May 21, 2025. The affidavit of public notice is found in Exhibit PD-3. 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-3. 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 May 21, 2025 with a deadline for submission of written comments on June 4, 2025. This provided a 14-day comment 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 deemed complete by the City on May 15, 2025. The City approved the application with conditions on July 8, 2025, the 54th 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 Jul 8th, 2025 the 59th 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	PROJECT NO(S). <b>ELD-25-04</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 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 checked="" type="checkbox"/> Expedited 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:**

2785 Arbor Dr

Assessor's Map No.: 21E14DB

Tax Lot(s): 21E14DB00105

Total Land Area: 0.6 acre

**Brief Description of Proposal:**

The application proposes two-lot expedited land division for development of middle housing in the form of detached duplexes.

**Applicant Name\*:** Chi Kin Mung

Address: 2785 Arbor Dr

City State Zip: West Linn, OR 97068

Phone: 503-720-8235

Email: becken.mung@gmail.com

**Owner Name** (required):

Address: Same as applicant

City State Zip:

Phone:

Email:

**Consultant Name:** Akiko Arai - sora design

Address:

City State Zip:

Phone: 414-369-0861

Email: akiko@sora-design.info

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 application costs.**
2. All information provided with the application is considered a public record and subject to disclosure.
3. The owner/applicant or their representative should attend all public hearings related to the application.
4. A decision may be reversed on appeal. The decision will become effective once the appeal period has expired.
5. Submit this form, application narrative, and all supporting documents as a single PDF through the 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. The applicant and owner affirm that the information provided in this application is true and correct. Applications with deposits will be billed monthly for time and materials incurred above the initial deposit. The applicant agrees to pay additional billable charges.

  
ELD-25-04

April 25, 2025



April 25, 2025

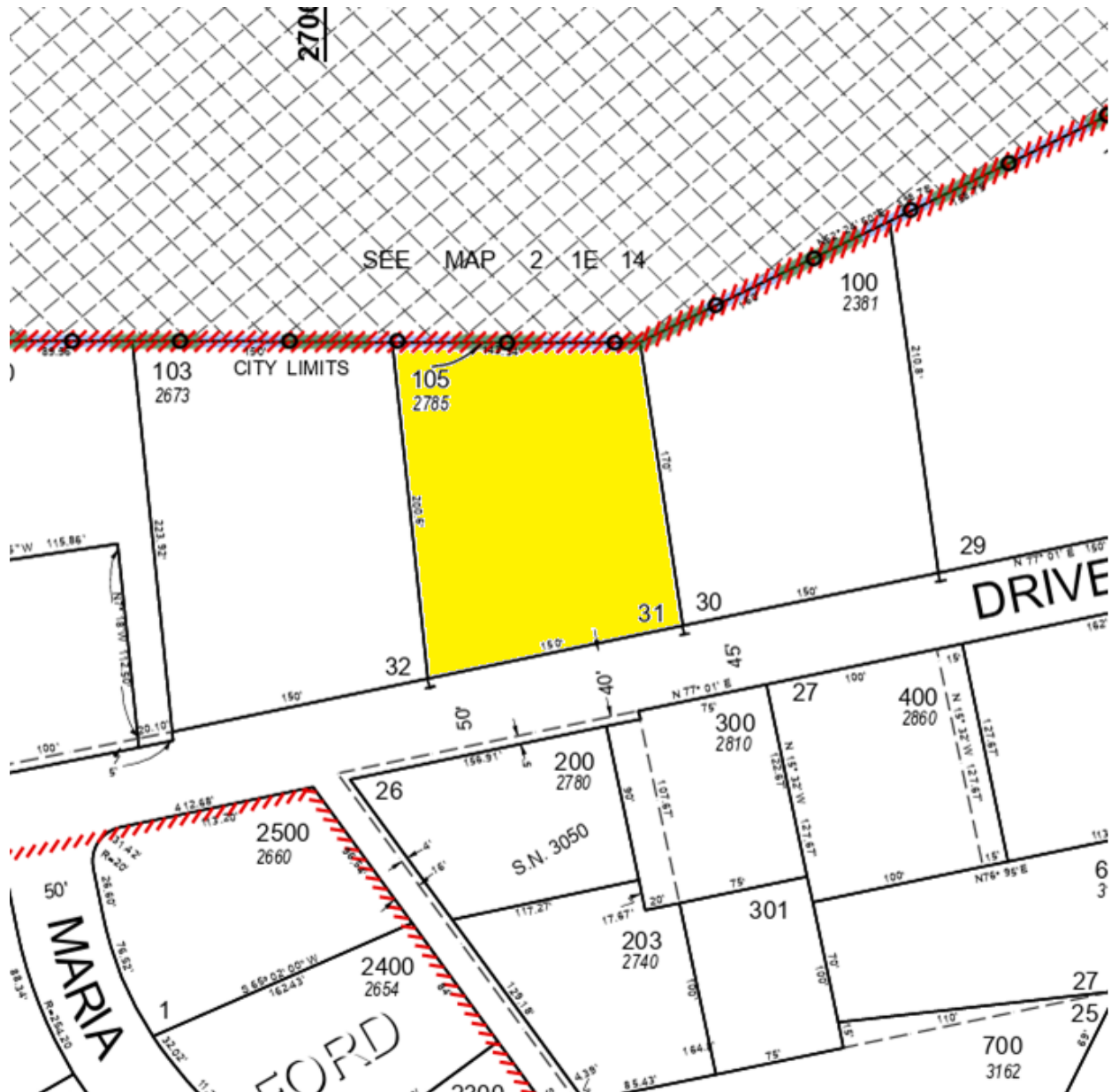


The property is developed with an existing single-family home that County records indicate was built in 1978. This house is proposed to be retained. A new parcel would be created to the east of the existing home and a new home will be constructed there. Together, the two homes will be middle housing detached duplexes. The subject property is zoned R-10 which allows duplex residential units as an outright permitted use per CDC 11.030.1.a. The proposed site plan is depicted on the map below.



Site Plan

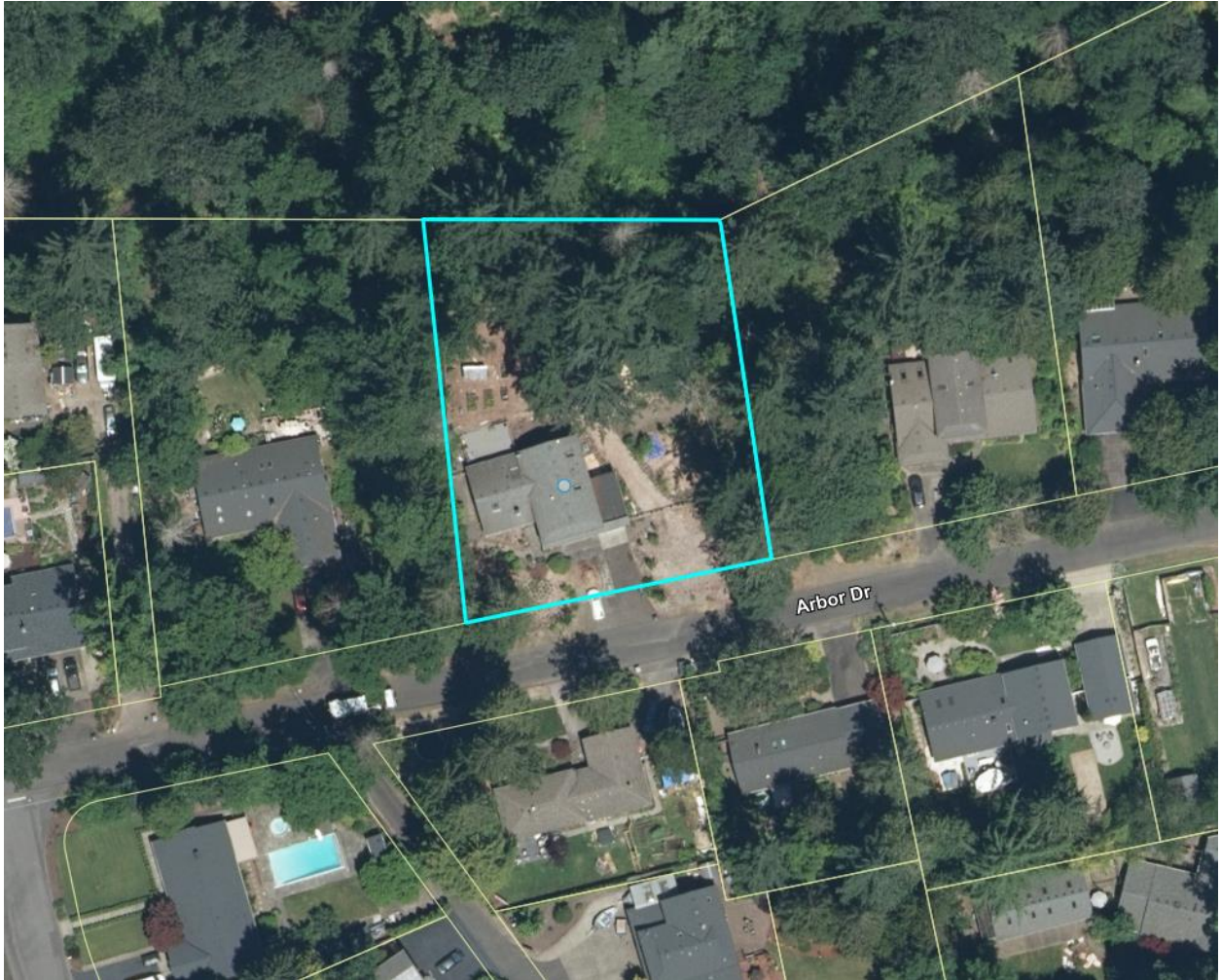




Crop from Assessor's Map  
21E14DB

## Existing Conditions

The subject property is shown outlined in red on the aerial photograph below. There are mostly coniferous trees in the site but the site development does not require any of the trees to be removed. There is a stream (Arbor Creek) and riparian corridor mapped by the West Linn Planning Department in the "Significant Riparian Corridors West Linn Goal 5 Inventory, January 2007" in a Water Resource Area but the new home on proposed parcel 2 will not be built in the Water Resource Area.



Aerial Photograph of Conditions before construction started

## Public Facilities

City of West Linn sanitary sewer and water lines are located in Arbor Dr to serve the proposed project. A stormwater management report prepared by Emerio Design, LLC is included in our application package.

## Compliance with Approval Criteria:

Consistent with the provisions of ORS 92.031, this proposed middle housing land division application will make use of the Expedited Land Division procedures set forth in ORS 197.360. The approval criteria relevant to this application are found in ORS 92.031.

*(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 (2) or (3).*

Comment: This application involves detached duplex units, one of which will be located on each parcel. Duplex units are middle housing pursuant to the definitions in ORS 197A.420(1). The subject lots are zoned R-10 and this zone allows for the development of middle housing under standards adopted by the City of West Linn.

ORS 197.360(1)(a)(C)(i) requires that ELD proposals *"Does not provide for dwellings or accessory buildings to be located on land that is specifically mapped and designated in the comprehensive plan and land use regulations for full or partial protection of natural features under the statewide planning goals that protect:*

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

Comment: The subject property does not contain any resource lands described under subsections (i) through (v).

*(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);*

Comment: The proposed parcels will be developed with detached duplex units, as shown on the attached "Site Plan". Application for building permits will be submitted separately and they will demonstrate compliance with the Oregon residential specialty code.



ORS 197A.420(5) states:

*“Local governments may regulate siting and design of middle housing required to be permitted under this section, provided that the regulations do not, individually or cumulatively, discourage the development of all middle housing types permitted in the area through unreasonable costs or delay. Local governments may regulate middle housing to comply with protective measures adopted pursuant to statewide land use planning goals.”*

Comment: The West Linn City Council adopted Ordinance 1736 to amend the West Linn Community Development Code to promote the development of Middle Housing options in compliance with Oregon House Bill 2001. The City of West Linn adopted Ordinance 1736 to provide for compliance with state requirements for middle housing. The adopted standards allow for middle housing in all residential districts, including the R-10 district applicable to the subject property. The only limitations provided in the updated standards are dimensional requirements that do not discourage development of middle housing. The applicable dimensional standards for the R-10 zone are found in CDC 11.070 and are shown in the table below:

STANDARD	REQUIREMENT	ADDITIONAL NOTES	COMMENT
<i>Minimum lot size</i>	<i>10,000 sf</i>	<i>For a single-family attached or detached unit</i>	Not applicable to detached duplexes, but both parcels exceed 10,000 sq. ft.
<i>Average minimum lot or parcel size for a townhouse project</i>	<i>1,500 sf</i>		Not applicable to detached duplexes.
<i>Minimum lot width at front lot line</i>	<i>35 ft</i>	<i>Does not apply to townhouses or cottage clusters</i>	The lot widths at the front lot line are: Proposed Parcel 1 is 79.25 feet, Proposed Parcel 2 is 70.7 feet.
<i>Average minimum lot width</i>	<i>50 ft</i>	<i>Does not apply to townhouses or cottage clusters</i>	Proposed Parcel 1 is 57.6 feet. Proposed Parcel 2 is 83.3 feet.
<i>Minimum yard dimensions or minimum building setbacks</i>		<i>Except as specified in CDC <a href="#">25.070(C)(1)</a> through (4) for the</i>	Not applicable to the proposed project as it does not include a Cottage Cluster.

		<p><i>Willamette Historic District.</i></p> <p><i>Front, rear, and side yard setbacks in a cottage cluster project are 10 ft.</i></p> <p><i>There are no additional setbacks for individual structures on individual lots, but minimum distance between structures shall follow applicable building code requirements.</i></p>	
<i>Front yard</i>	<i>20 ft</i>	<p><i>Except for steeply sloped lots where the provisions of CDC <a href="#">41.010</a> shall apply</i></p>	The proposed minimum front yard setback is 20 feet.
<i>Interior side yard</i>	<i>7.5 ft</i>	<p><i>Townhouse common walls that are attached may have a 0-ft side setback.</i></p>	This standard is not applicable to duplex units along their common line. A minimum of 10.8 feet. setback is proposed on the common lot line.
<i>Street side yard</i>	<i>15 ft</i>		Not applicable. No street side yards exist in this proposal.
<i>Rear yard</i>	<i>20 ft</i>		The minimum rear yards proposed exceed 20 feet.
<i>Maximum building height</i>	<i>35 ft</i>	<p><i>Except for steeply sloped lots in which case the provisions of</i></p>	Proposed building on Parcel 2's height from front finish grade: 28'4",

		<i>Chapter <a href="#">41</a> CDC shall apply.</i>	average on sloped side: 32'.
<i>Maximum lot coverage</i>	35%	<i>Maximum lot coverage does not apply to cottage clusters. However, the maximum building footprint for a cottage cluster is less than 900 sf per dwelling unit.</i> <ul style="list-style-type: none"> <li><i>This does not include detached garages, carports, or accessory structures.</i></li> <li><i>A developer may deduct up to 200 sf for an attached garage or carport.</i></li> </ul>	<p>Proposed lot area of Parcel 1: 11,087 sq. ft., lot coverage 22.0% (2,435 sq. ft.)</p> <p>Proposed lot area of Parcel 2: 14,780 sq. ft., lot coverage: 12.8% (1,890 sq. ft.)</p>
<i>Minimum accessway width to a lot which does not abut a street or a flag lot</i>	15 ft		Not applicable. Both parcels have direct frontage onto public streets.
<i>Maximum floor area ratio</i>	0.45	<i>Maximum FAR does not apply to cottage clusters.</i>	Not applicable. The proposed project is for detached duplexes.
<i>Duplex, triplex, and quadplex</i>	0.6	<i>Type I and II lands shall not be counted toward lot area when determining allowable floor area ratio, except that a minimum floor area ratio of 0.30 shall be allowed regardless of the classification of lands within the property. That 30 percent shall be</i>	<p>The home on proposed Parcel 1 has a floor area of 2,564 sq. ft. The proposed lot area is 11,087 sq. ft., which yields a FAR of 0.23.</p> <p>The home to be built on proposed Parcel 2 has a floor area of 4,138 sq. ft. The proposed lot area</p>

		<p><i>based upon the entire property, including Type I and II lands. Existing residences in excess of this standard may be replaced to their prior dimensions when damaged without the requirement that the homeowner obtain a non-conforming structures permit under Chapter 66 CDC.</i></p>	<p>will be 14,780 sq. ft., which yields a FAR of 0.29.</p>
--	--	---	--

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

Comment: Each unit of the detached duplex will have separate utilities.

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

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

Comment: Each unit is on a separate lot and all utilities serving the homes are either on the proposed lots or the street right-of-way fronting the lots. No Public Utility Easements other than the standard PUE along the street right-of-way are proposed.

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

Comment: Both lots front directly onto abutting street.

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

Comment: Not applicable. There will be no common use areas or shared building elements.

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

Comment: Each parcel will have a driveway providing for parking for a minimum of two vehicles plus an attached garage providing parking for an additional two vehicles.

*(E) Any dedicated common area;*

Comment: No dedicated common areas are proposed.

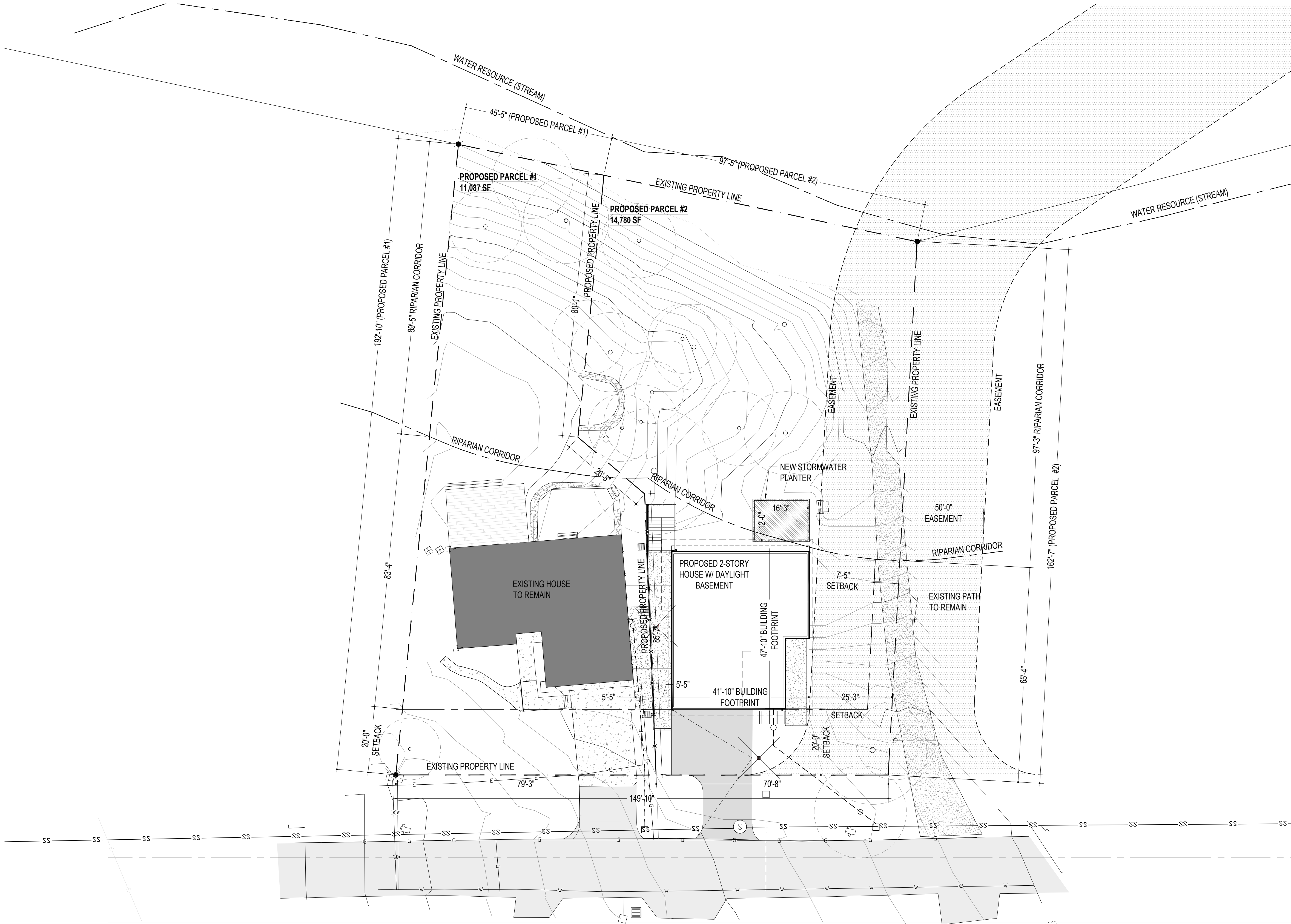
*(d) Exactly one dwelling unit on each resulting lot or parcel, except for lots, parcels or tracts used as common areas; and*

Comment: Each lot will be developed with exactly one dwelling unit.

*(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.*

Comment: The plans and other materials required to demonstrate compliance with this requirement will be provided with the building permit applications.





PROPERTY ID NUMBER: 84612  
SITE ADDRESS : 2785 ARBOR DR, WEST LINN  
OR  
LEGAL DESCRIPTION: LOT 31, ROBINWOOD PLAT  
JURISDICTION : WEST LINN  
MAP NUMBER: 21E14DB  
TAX LOT NUMBER: 21E14DB00105  
PARCEL NUMBER: 00304539

ORIGINAL LOT SIZE(ESTIMATED): 6 ACRES  
(26,000 SF)

PROPOSED WEST LOT SIZE: 11,087 SF  
PROPOSED EAST LOT SIZE: 14,780 SF  
EAST LOT COVERAGE: 12.8% (1,890 SF)

BUILDING SIZE (GSF):  
BASEMENT: 1084 SF (DAYLIT,  
PARTIALLY FINISHED)  
FIRST FL: 1821 SF (INCL. GARAGE)  
SECOND FL: 1,233 SF

TOTAL: 4138 SF

BUILDING HEIGHT FROM:  
FRONT FINISH GRADE: 28'-4"  
AVERAGE ON SLOPED SIDE: 32'-0"

FLOOR AREA RATIO:  
4,275 SF (NEW LOT SIZE) / 14,780 SF (GSF) = 0.29

COVERED ENTRY: 139 SF  
DRIVEWAY (ASPHALT): 797 SF  
UNCOVERED PAVEMENT: 344 SF

ARCHITECT

sora design

CONTACT:  
AKIKO ARAI  
E: akiko@sora-design.info  
P:414-369-0861

KATSUYA ARAI  
E: katusya@sora-design.info  
P: 917-790-9268

MUNG RESIDENCE  
2785 ARBOR DR  
WEST LINN, OR  
97086

SEAL



ISSUED DATE

NO	DATE	DESCR
1	2025.04.18	LAND DIVISION SUBMISSION

REVISIONS

NO	DATE	DESCR

DWG. NAME

PROPOSED PLOT PLAN

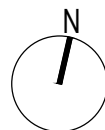
DWG NO.

A-100.00

Planning Manager Decision

1 PROPOSED PLOT PLAN

SCALE: 1/16"=1'-0"







#### KEY NOTES - DEMO SITE PLAN

- EXISTING ASPHALT DRIVEWAY TO BE REMOVED
- EXISTING CONCRETE TO REMAIN
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO REMAIN
- EXISTING SHED TO BE REMOVED. EXISTING DOWNSPOUT TO BE REDIRECTED TO REAR. HOUSE TO BE PATCHED AND REPAIRED AS REQUIRED
- EXISTING PAVERS TO BE REMOVED
- EXISTING SANITARY SEWER MANHOLE, RIM = 149.38', IE 8" CIPP IN (W) = 144.50', IE 8" CIPP OUT (E) = 144.43'
- EXISTING CATCH BASIN, RIM = 151.47', IE 8" CONC IN (W) = 150.16', IE 8" CONC OUT (E) = 149.26'
- EXISTING FENCE TO BE REMOVED WITHIN PROPOSED PARCEL #2
- PROPOSED BUILDING FOOTPRINT. EXISTING LANDSCAPE / ROCK TO BE REMOVED AND PREPARED FOR CONSTRUCTION
- EXISTING IE 2" ABS 127.43' TO BE RELOCATED.
- EXISTING AC UNIT TO BE RELOCATED
- EXISTING RIPARIAN CORRIDOR. SEE CHAPTER 32, WATER RESOURCE PROTECTION
- EXISTING PATH TO BE KEPT CLEAR DURING DEMOLITION / CONSTRUCTION
- EXISTING BOULDERS TO BE RELOCATED ON SITE. TBC W/ OWNER DURING EXCAVATION

#### GENERAL NOTES

- SETBACKS:  
FRONT SETBACK: 20'-0"  
REAR SETBACK: 20'-0" N/A, RIPARIAN CORRIDOR  
INTERIOR SIDE SETBACK: N/A PER ORS 92.031  
STREET SETBACK: N/A
- MIDDLE HOUSING LAND DIVISION ORS 92.031
- RIPARIAN CORRIDOR: SEE CHAPTER 32, WATER RESOURCE PROTECTION

#### KEY

- DEMO TOPOGRAPHY
- FENCE
- GAS
- SANITARY SEWER
- STORM DRAIN
- UNDERGROUND COMMUNICATION
- UNDERGROUND ELECTRIC
- VEGETATION
- WATER
- CONCRETE
- GRAVEL
- PAVEMENT
- STRIPING
- AC UNIT
- CATCH BASIN
- DOWNSPOUT
- NATURAL GROUND
- SANITARY SEWER MANHOLE
- SPOT ELEVATION  
EC: EDGE OF CONCRETE  
EA: EDGE OF ASPHALT  
TC: TOP OF CONCRETE
- MAIL BOX
- GATE POST
- WATER METER
- ELECTRIC METER
- GAS METER

- TO REMAIN
- TO BE REMOVED
- CON: CONIFEROUS
- DEC: DECIDUOUS
- TRUNK DIAMETER
- CANOPY DIAMETER

ARCHITECT

sora design

CONTACT:  
AKIKO ARAI  
E: akiko@sora-design.info  
P: 414-369-0861  
KATSUYA ARAI  
E: katusya@sora-design.info  
P: 917-790-9268

**MUNG RESIDENCE**  
**2785 ARBOR DR**  
**WEST LINN, OR**  
**97086**

SEAL



ISSUED DATE

NO	DATE	DESCR
1	2025.04.18	LAND DIVISION SUBMISSION

REVISIONS

NO	DATE	DESCR

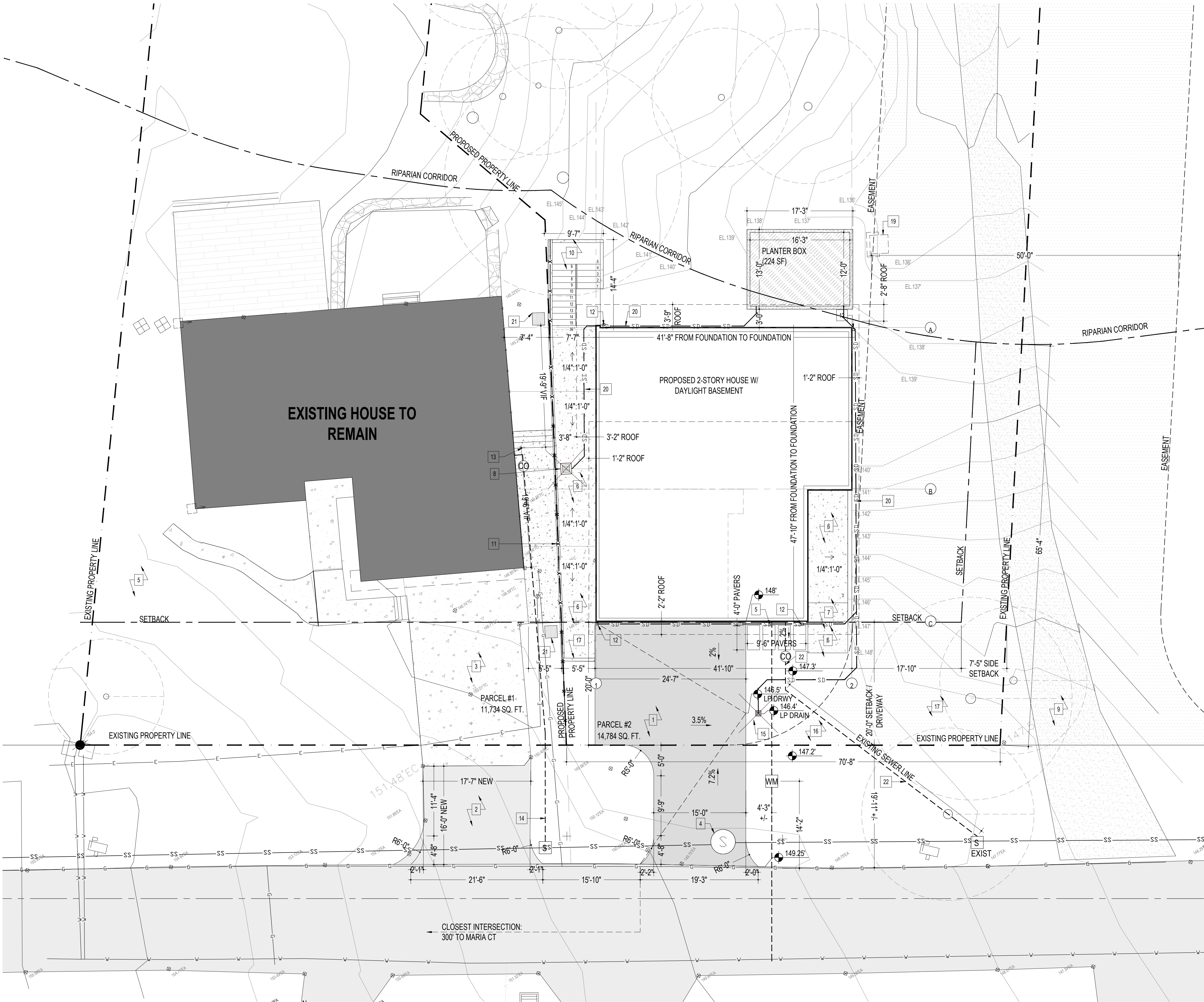
DWG. NAME

SITE DEMOLITION PLAN

DWG NO.

**A-101.00**





#### KEY NOTES - SITE PLAN

- 1 ASPHALT DRIVEWAY: 3 IN. OF ASPHALTIC CONCRETE, CONSISTING OF ONE 3 IN. LIFT OF LEVEL 2, 1/2 INCH ACP WITH 6 INCHES OF AGGREGATE BASE ON COMPACTED SUBGRADE. SEE DRIVEWAY DIAGRAM BELOW FOR SLOPE AND DETAIL SECTION
- 2 EXISTING DRIVEWAY ASPHALT TO REMAIN
- 3 EXISTING CONCRETE TO REMAIN
- 4 MAN HOLE TO BE RESET IN NEW ASPHALT DRIVEWAY
- 5 PAVERS W/ GRAVEL
- 6 CAST IN PLACE CONCRETE W/ 1/4"-1'-0" SLOPE
- 7 CAST IN PLACE CONCRETE STEP W/ 1/4"-1'-0" SLOPE
- 8 DRAIN TO CONNECT TO STORMWATER SYSTEM. SEE KEY NOTE 20
- 9 EXISTING PATH TO REMAIN
- 10 NEW EXTERIOR GRADE WOOD STAIRS
- 11 NEW FENCE OVER 6" RETAINING WALL ON NEW PROPOSED PROPERTY LINE
- 12 NEW DOWNSPOUTS TO CONNECT TO STORM WATER SYSTEM. SEE STORM WATER DRAWINGS
- 13 NEW CONCRETE STEPS
- 14 NEW SEWER LINE TO EXISTING HOUSE: 4" DIAM ETER PVC AT EXTERIOR, EXISTING WASTE LINE TO BE REUSED INSIDE.
- 15 AREA DRAIN, SET 15' FROM HOUSE TO CENTER. SEE STORMWATER DESIGN TO BE INSTALLED AFTER REMOVAL OF CONCRETE WASHOUT IF REQUIRED
- 16 CONCRETE WASHOUT, SET 15' FROM HOUSE TO CENTER. SEE STORMWATER DRAWINGS
- 17 6" RETAINING WALL
- 18 STOCKPILES. SEE STORMWATER DESIGN
- 19 OUTLET PROTECTION RIPRAP. SEE STORMWATER DRAWINGS
- 20 STORMWATER DRAIN. 4" ABS. SEE STORMWATER DRAWINGS
- 21 NEW STORM DRAIN. UNDERGROUND PIPES TO EXIT AT REAR YARD OF EXISTING HOUSE
- 22 SEWER LINE: 4" DIAM ETER PVC AT EXTERIOR, 4" DIAMETER ABS INSIDE HOUSE. RE PURPOSE AND EXTEND EXISTING SEWER LINE FOR NEW HOUSE. NEW SEWER EXTENSION ENTERING HOUSE.

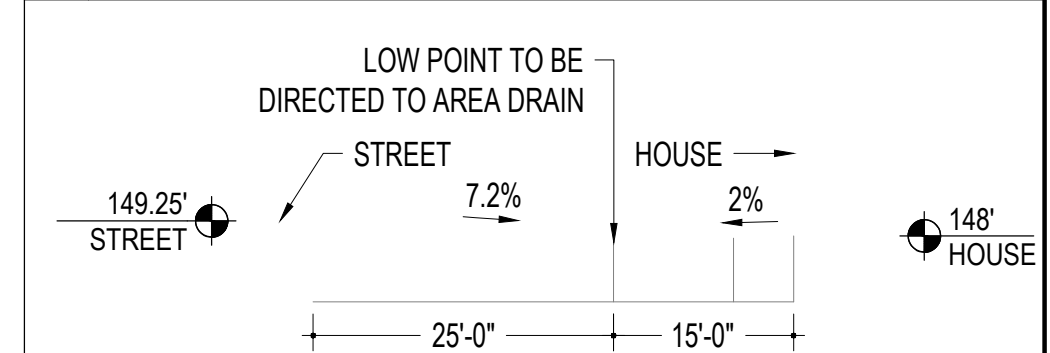
#### GENERAL NOTES

1. SETBACKS:  
FRONT SETBACK: 20'-0"  
REAR SETBACK: 20'-0" N/A, RIPARIAN CORRIDOR  
INTERIOR SIDE SETBACK: N/A PER ORS 92.031 BETWEEN EXISTING AND NEW PROPOSED HOUSE  
STREET SETBACK: 7'-6" AT NORTH SIDE  
N/A  
2. MIDDLE HOUSING LAND DIVISION ORS 92.031  
3. RIPARIAN CORRIDOR: SEE CHAPTER 32, WATER RESOURCE PROTECTION  
4. SEE FOUNDATION PLAN FOR FINISH GRADE ELEVATION MARKERS  
5. SEE STORMWATER DRAWINGS FOR PLANTER BOX DESIGN

#### KEY

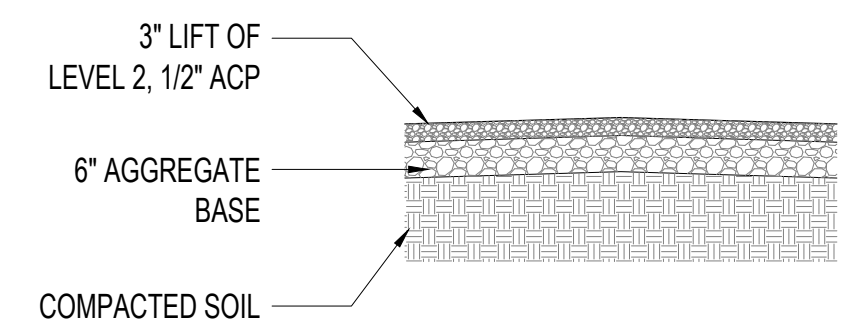
- WM WATER METER: 1" DIAM PEX PIPE FOR SERVICE TO WATER METER. 1 1/4" PEX PIPE TO CONNECT FROM WATER METER TO HOME
- S NEW SEWER TAP. SEE KEYNOTE 14 FOR SIZING AND MATERIAL. EXISTING WHERE NOTED
- CO CLEANOUT. CLEANOUT TO CLEAR PAVERS
- SD STORM DRAIN LINE. 4" ABS

#### A DRIVEWAY SLOPE DIAGRAM



#### B DRIVEWAY CROSS SECTION

NOTE: 3.5% CROSS SLOPE TO LOWEST POINT



ARCHITECT

sora design

CONTACT:  
AKIKO ARAI  
E: akiko@sora-design.info  
P: 414-369-0861  
KATSUYA ARAI  
E: katusya@sora-design.info  
P: 917-790-9268

MUNG RESIDENCE  
2785 ARBOR DR  
WEST LINN, OR  
97086

SEAL



ISSUED DATE

NO	DATE	DESCR
1	2025.04.18	LAND DIVISION SUBMISSION

REVISIONS

NO	DATE	DESCR

DWG. NAME

PROPOSED SITE PLAN

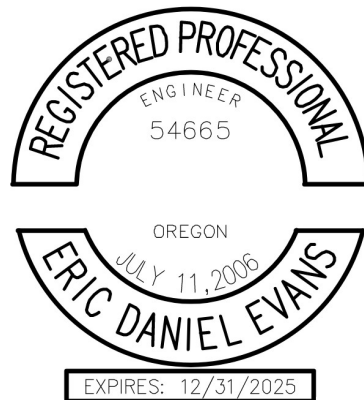
DWG. NO.

A-102.00



Stormwater Management Report  
Mung Residence  
Single-Family Home at  
2785 Arbor Drive  
West Linn, Oregon

Emerio Project Number: 2349-001  
City of West Linn Permit Numbers: TBD  
Date: 09/18/2024



Prepared For:  
Chi K Mung  
2785 Arbor Drive  
West Linn, OR 97068  
[Becken.mung@gmail.com](mailto:Becken.mung@gmail.com)  
(503) 720-8235

Prepared By:  
Emerio Design, LLC  
6445 SW Fallbrook Pl, Suite 100  
Beaverton, Oregon 97008  
(503) 746-8812

Engineer:  
Eric Evans, PE  
(503) 853-1910  
[eevans@emeriodesign.com](mailto:eevans@emeriodesign.com)

Designer:  
Josh Meyer, PE  
(503) 929-6484  
[joshm@emeriodesign.com](mailto:joshm@emeriodesign.com)

## **Table of Contents:**

### APPENDIX A

- (1) Vicinity Map

### APPENDIX B

- (1) Soils Maps–“Soils Survey for Clackamas County”

### APPENDIX C

- (1) HydroCAD Output – Planter Box Sizing

### APPENDIX D

- (1) Post-Developed Site Map
- (2) BES Standard Detail SW-231

## Project Overview and Description:

Size and location of project site (vicinity map): The current site is located on the north side of Arbor Drive, approximately 370 feet east of the intersection with Maria Court. One lot will be divided into 2 lots. The existing house will remain, and a new house and driveway will be constructed on the east portion of the lot. Reference the vicinity map provided in Appendix A(1).

Property Zoning: The property is zoned R7 (Residential 7,000 SF lots).

Type of Development/Proposed Improvements: The proposed development will consist of a new house, attached garage, walkways, and a new driveway.

Existing vs. post-construction conditions: The current (existing) site condition consists of an under-developed forested lot with one house, attached garage, and associated driveway.

Watershed Description: The site drainage area presently sheet flows northeast toward adjacent lots and into Arbor Creek. In the post-developed condition, the site impervious flows will be treated onsite and discharge into the existing depression/drainage path location. Drainage basin areas are shown in Appendix D(1).

## Soil Classification:

The NRCS soil survey of Clackamas County, Oregon classifies the onsite soils as Cascade-urban land complex soil. The associated hydrologic group of this soil is C/D, see Appendix B(1). A curve number of 80 is used for pre-developed pervious surfaces and 98 and 89 are used for impervious and pervious surfaces.

## Methodology:

To satisfy stormwater requirements, a flow-through planter box per city of Portland BES detail SW-231 (Appendix D(2)) is proposed to provide water quality treatment and detention effects before discharging onsite. The layer of growing medium (soil) within the planter box will act as an orifice, limiting the flow of water as it infiltrates through this amended soil layer at a rate of 2.0 in/hr before collecting in a 4" underdrain within a 12" rock layer. HydroCAD V.10 was used to model the design storms and size the facility area.

### Planter Box:

Total Impervious Area:	3,183 SF
Planter Box Min. Surface Area Required:	195 SF
Bottom Width Min.:	2 Feet
Freeboard:	2 Inch Minimum
Storage Depth:	12 Inch
Topsoil Media Depth:	12-24 Inch
Drain Rock Layer Thickness:	12 Inch
Amended Soil Infiltration Rate:	2.0 Inches/Hour
Drain Rock Void Ratio:	30%

Output Data:

24-Hour Design Storm	Pre-Developed Flow Rate (CFS)	Post-Developed Site Discharge Rate (CFS)
2-Year	0.013	0.009
5-Year	0.019	0.009
10-Year	0.025	0.014
25-Year	0.033	0.030

The pre-developed to post-developed peak runoff rates for the 2-year, 5-year, 10-year, and 25-year 24-hr design storms will be met to the maximum extent practicable. As shown above, the planter is sized to meet detention requirements for the required design storm events. See Appendix C(1) for plots of the HydroCAD model.

### Water Quality:

The water quality design storm has a lower rainfall depth than the 2-year design storm. As shown in the HydroCAD output, the peak water surface elevation during the 2-year design storm for the planters is below the overflow/bypass orifice; therefore, the volume of runoff during the water quality design storm will also be below the overflow orifice and the whole volume of water quality stormwater runoff will route through the soil to be treated.

### Stormwater Conveyance:

Onsite conveyance will be by means of 4" stormwater pipe routing to the stormwater planter, and then discharging from the planter in 4" pipe to the outfall location just upstream of an existing culvert. All proposed onsite pipes were shown to have sufficient capacity for conveyance.

### Analysis:

The following design assumptions were utilized in this design.

Design Storm:      Water quality storm = **0.83" in 24 hours**  
                             2-year 24-hour storm = **2.5" in 24 hours**  
                             5-year 24-hour storm = **3.0" in 24 hours**  
                             10-year 24-hour storm = **3.4" in 24 hours**  
                             25-year 24-hour storm = **3.9" in 24 hours**

Computation methods and software utilized in the design were from HydroCAD V-10.

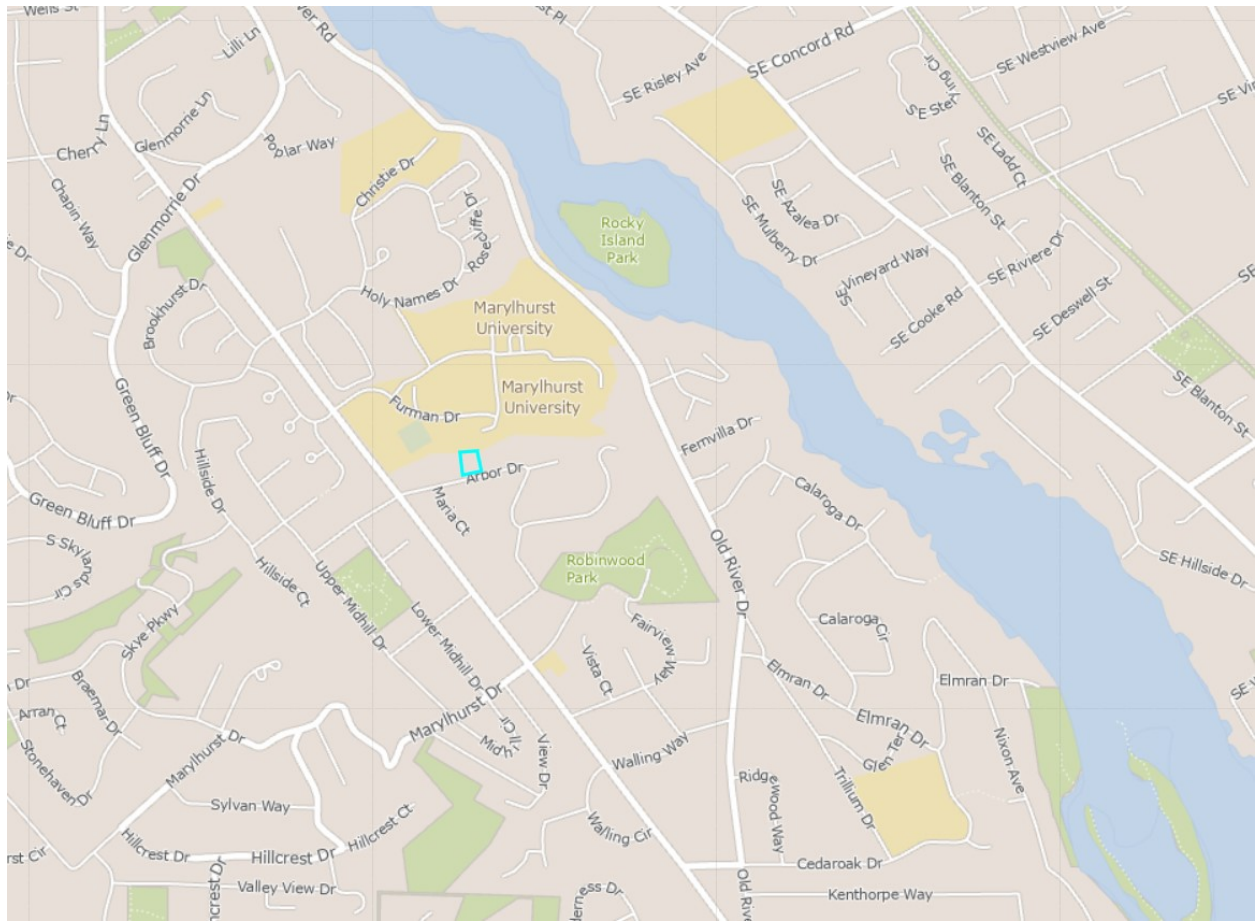
Curve numbers utilized in the design were 98 for impervious areas, 89 for pervious areas, and 80 for predeveloped pervious areas.

### Engineering Conclusions:

The design of the proposed stormwater management facilities satisfies the pollution reduction, conveyance and detention standards required by the 2010 City of West Linn Public Works Design Standards.

**Appendix A:**

## Appendix A(1) Vicinity Map



**Appendix B:**



Appendix B(1)  
Soil Classification

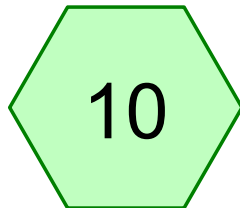


Tables — Hydrologic Soil Group — Summary By Map Unit				
Summary by Map Unit — Clackamas County Area, Oregon (OR610)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1B	Aloha silt loam, 3 to 6 percent slopes	C/D	0.6	100.0%
<b>Totals for Area of Interest</b>			<b>0.6</b>	<b>100.0%</b>

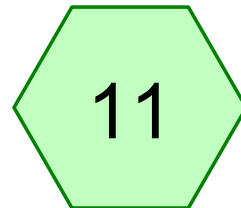
SITE



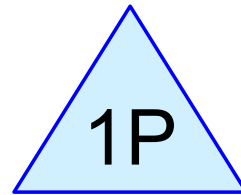
## **Appendix C:**



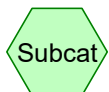
Pre-Developed Flows



Site



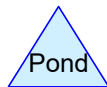
Planter Box



Subcat



Reach



Pond



Link

**Routing Diagram for 2349-001 2785 Arbor Dr HydroCAD**  
Prepared by {enter your company name here}, Printed 9/17/2024  
HydroCAD® 10.00-24 s/n 04804 © 2018 HydroCAD Software Solutions LLC

**Summary for Subcatchment 10: Pre-Developed Flows**

Runoff = 0.013 cfs @ 8.00 hrs, Volume= 236 cf, Depth= 0.89"

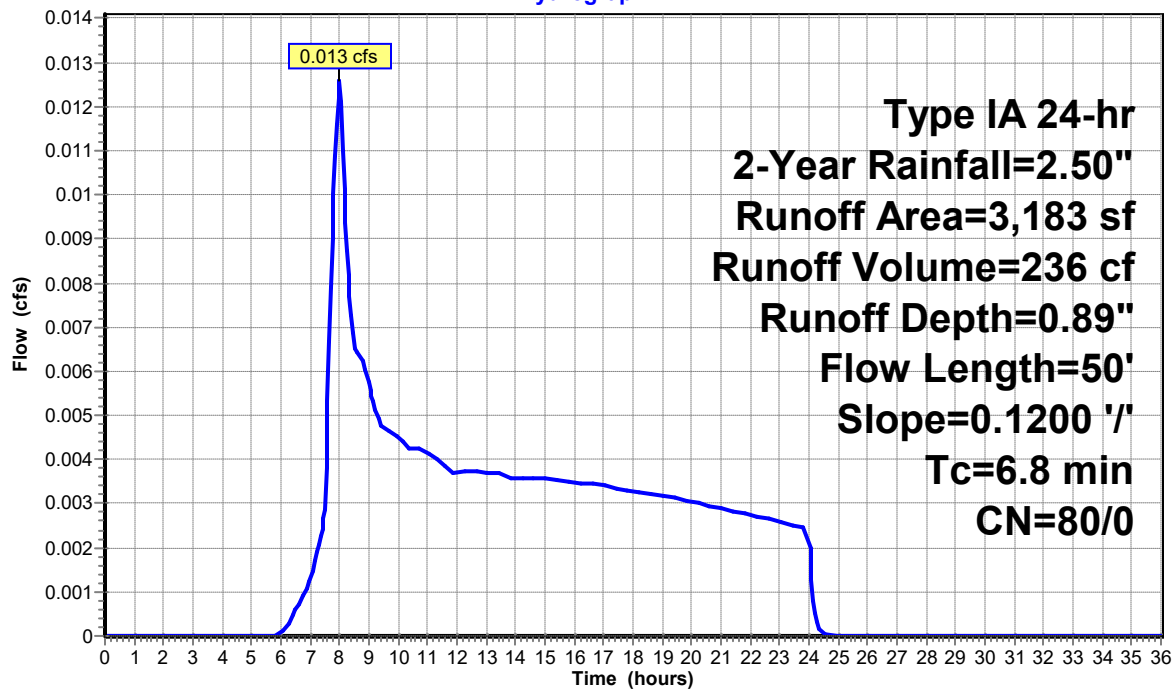
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs  
Type IA 24-hr 2-Year Rainfall=2.50"

Area (sf)	CN	Description
* 3,183	80	roofs
3,183	80	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.8	50	0.1200	0.12		<b>Sheet Flow,</b> Woods: Light underbrush n= 0.400 P2= 2.50"

**Subcatchment 10: Pre-Developed Flows**

Hydrograph



### Summary for Subcatchment 11: Site

Runoff = 0.042 cfs @ 7.90 hrs, Volume= 602 cf, Depth= 2.27"

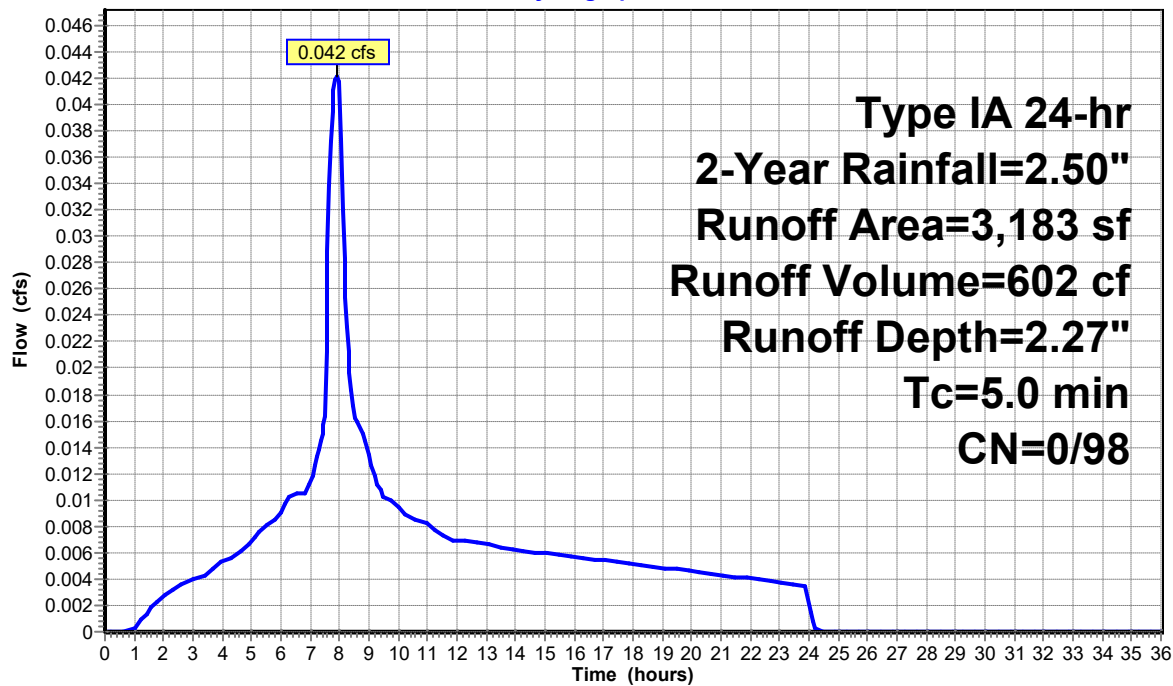
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs  
Type IA 24-hr 2-Year Rainfall=2.50"

	Area (sf)	CN	Description
*	2,408	98	roof
*	442	98	driveway
*	333	98	walkway
	3,183	98	Weighted Average
	3,183	98	100.00% Impervious Area

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

### Subcatchment 11: Site

Hydrograph



**Summary for Pond 1P: Planter Box**

Inflow Area = 3,183 sf, 100.00% Impervious, Inflow Depth = 2.27" for 2-Year event  
 Inflow = 0.042 cfs @ 7.90 hrs, Volume= 602 cf  
 Outflow = 0.009 cfs @ 6.10 hrs, Volume= 602 cf, Atten= 79%, Lag= 0.0 min  
 Primary = 0.009 cfs @ 6.10 hrs, Volume= 602 cf

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs  
 Peak Elev= 138.56' @ 10.17 hrs Surf.Area= 195 sf Storage= 109 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)  
 Center-of-Mass det. time= 91.5 min ( 765.3 - 673.8 )

Volume	Invert	Avail.Storage	Storage Description
#1	138.00'	214 cf	<b>planters (Prismatic)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
138.00	195	0	0
139.10	195	214	214

Device	Routing	Invert	Outlet Devices
#1	Primary	136.33'	<b>4.0" Round Culvert</b> L= 10.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 136.33' / 134.40' S= 0.1930 '/' Cc= 0.900 n= 0.013, Flow Area= 0.09 sf
#2	Device 1	138.00'	<b>2.000 in/hr Exfiltration over Surface area</b>
#3	Device 1	139.00'	<b>6.0" Horiz. Orifice/Grate</b> C= 0.620 Limited to weir flow at low heads

**Primary OutFlow** Max=0.009 cfs @ 6.10 hrs HW=138.01' (Free Discharge)

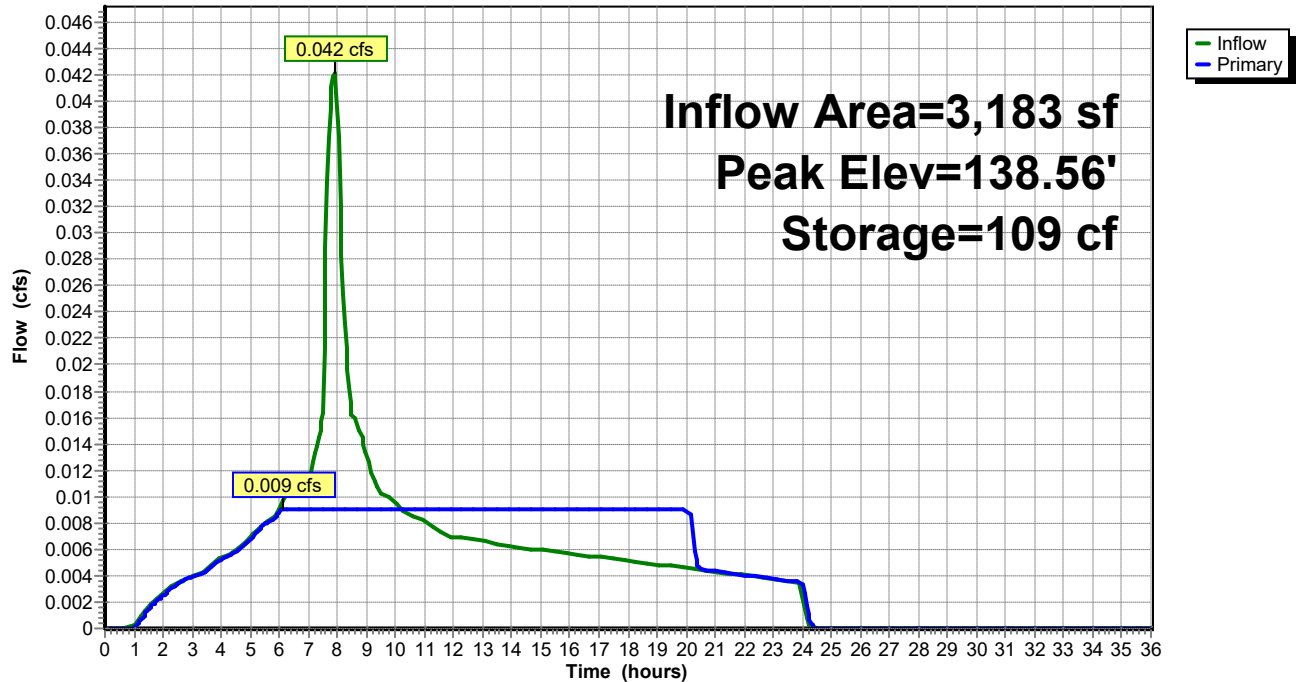
↑ **1=Culvert** (Passes 0.009 cfs of 0.517 cfs potential flow)

↑ **2=Exfiltration** (Exfiltration Controls 0.009 cfs)

↑ **3=Orifice/Grate** ( Controls 0.000 cfs)

# Pond 1P: Planter Box

## Hydrograph



Summary for Subcatchment 10: Pre-Developed Flows

Runoff = 0.019 cfs @ 7.99 hrs, Volume= 332 cf, Depth= 1.25"

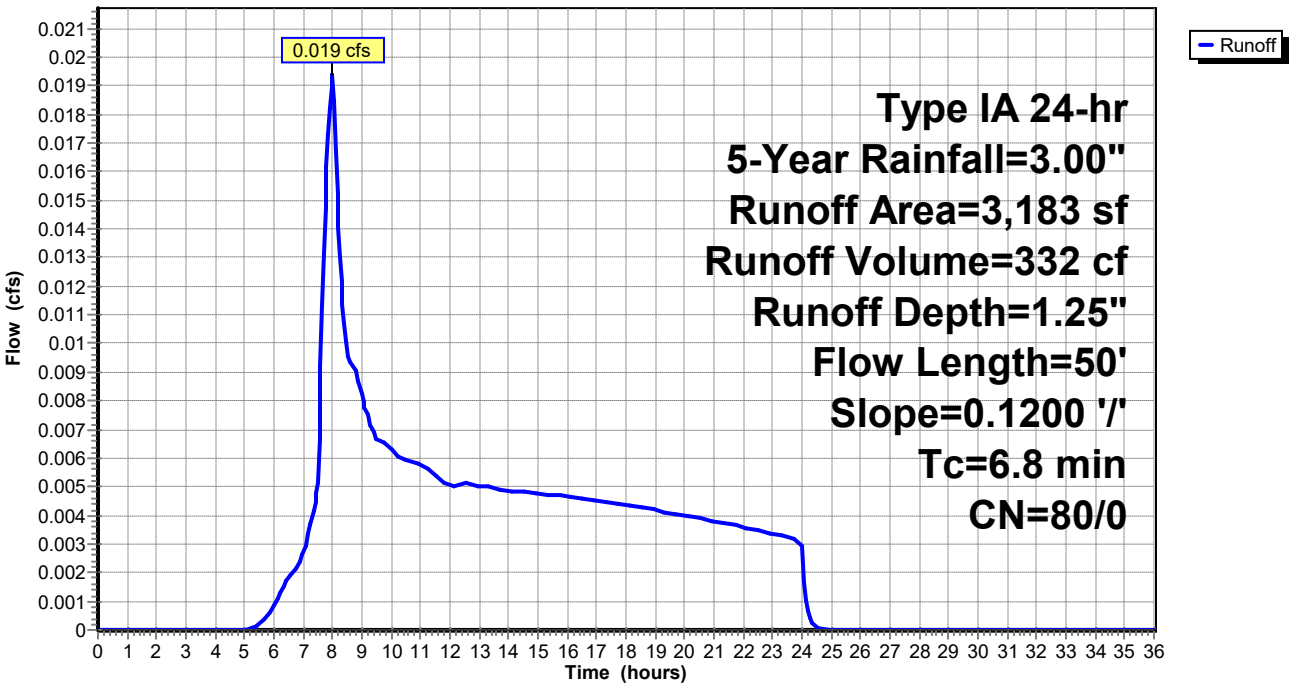
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs  
Type IA 24-hr 5-Year Rainfall=3.00"

	Area (sf)	CN	Description
*	3,183	80	roofs
	3,183	80	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.8	50	0.1200	0.12		Sheet Flow, Woods: Light underbrush n= 0.400 P2= 2.50"

Subcatchment 10: Pre-Developed Flows

Hydrograph



**Summary for Subcatchment 11: Site**

Runoff = 0.051 cfs @ 7.90 hrs, Volume= 734 cf, Depth= 2.77"

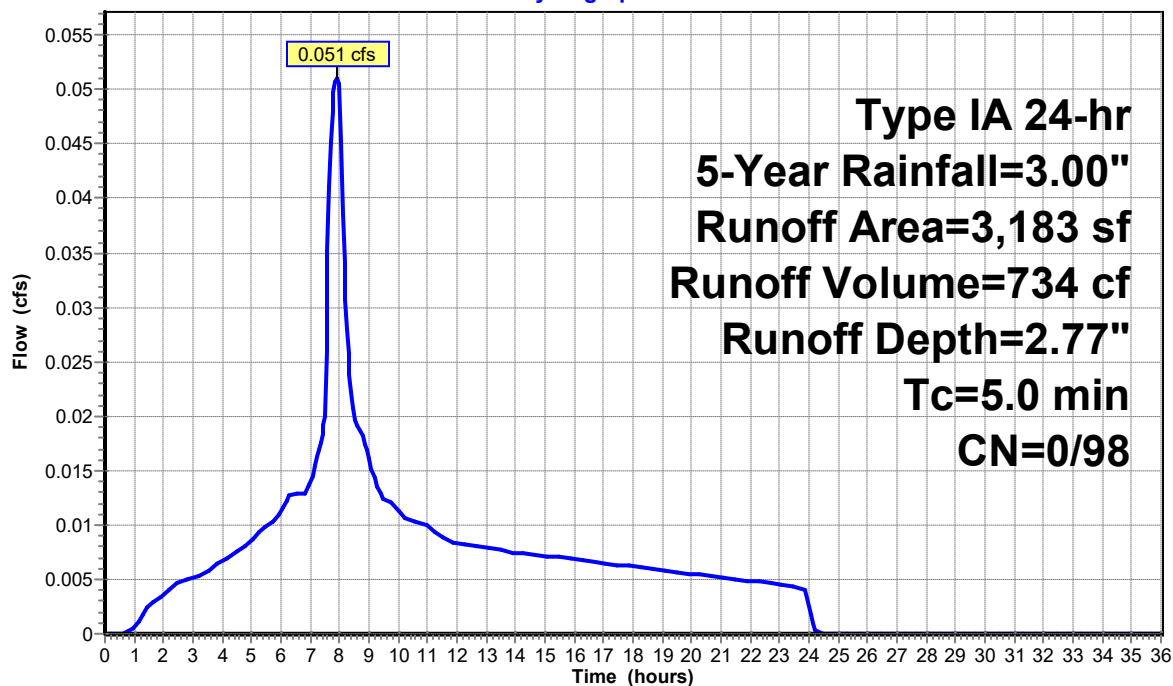
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs  
Type IA 24-hr 5-Year Rainfall=3.00"

	Area (sf)	CN	Description
*	2,408	98	roof
*	442	98	driveway
*	333	98	walkway
	3,183	98	Weighted Average
	3,183	98	100.00% Impervious Area

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

**Subcatchment 11: Site**

Hydrograph





**Summary for Pond 1P: Planter Box**

Inflow Area = 3,183 sf, 100.00% Impervious, Inflow Depth = 2.77" for 5-Year event  
 Inflow = 0.051 cfs @ 7.90 hrs, Volume= 734 cf  
 Outflow = 0.009 cfs @ 5.25 hrs, Volume= 734 cf, Atten= 82%, Lag= 0.0 min  
 Primary = 0.009 cfs @ 5.25 hrs, Volume= 734 cf

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs  
 Peak Elev= 138.86' @ 11.45 hrs Surf.Area= 195 sf Storage= 168 cf

Plug-Flow detention time= 175.8 min calculated for 733 cf (100% of inflow)  
 Center-of-Mass det. time= 175.7 min ( 844.0 - 668.2 )

Volume	Invert	Avail.Storage	Storage Description
#1	138.00'	214 cf	<b>planters (Prismatic)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
138.00	195	0	0
139.10	195	214	214

Device	Routing	Invert	Outlet Devices
#1	Primary	136.33'	<b>4.0" Round Culvert</b> L= 10.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 136.33' / 134.40' S= 0.1930 '/' Cc= 0.900 n= 0.013, Flow Area= 0.09 sf
#2	Device 1	138.00'	<b>2.000 in/hr Exfiltration over Surface area</b>
#3	Device 1	139.00'	<b>6.0" Horiz. Orifice/Grate</b> C= 0.620 Limited to weir flow at low heads

**Primary OutFlow** Max=0.009 cfs @ 5.25 hrs HW=138.01' (Free Discharge)

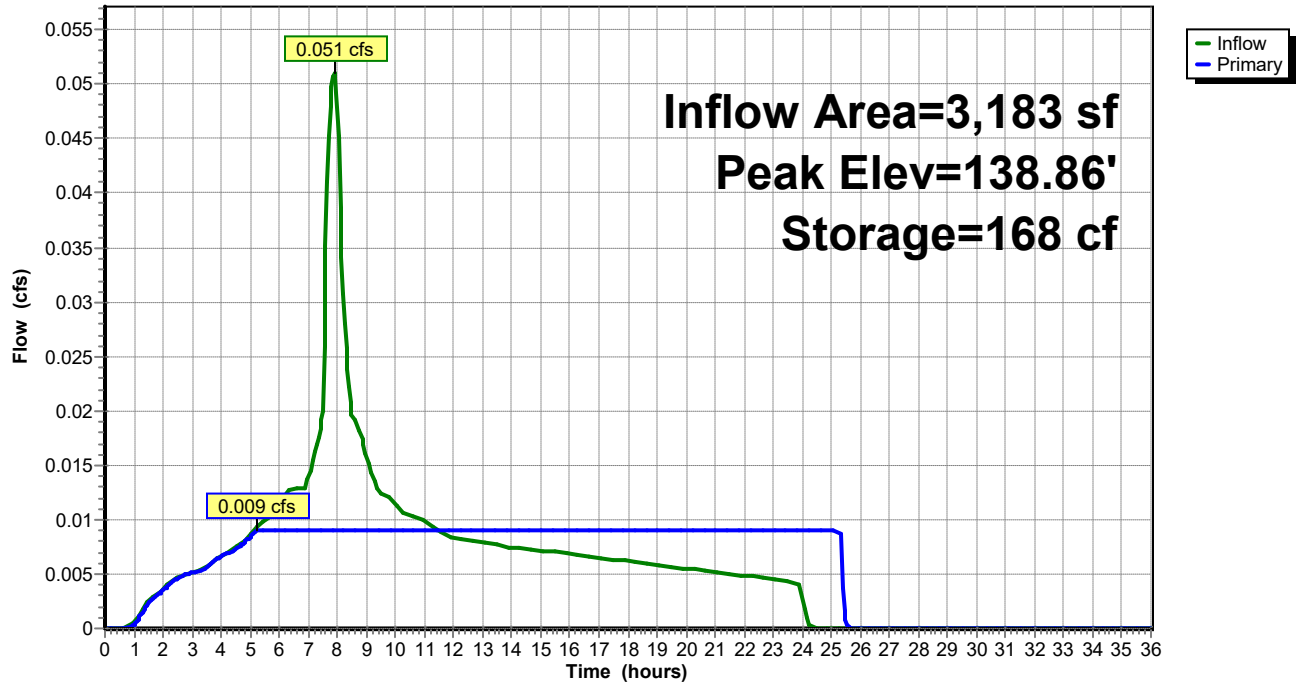
↑ **1=Culvert** (Passes 0.009 cfs of 0.517 cfs potential flow)

↑ **2=Exfiltration** (Exfiltration Controls 0.009 cfs)

↑ **3=Orifice/Grate** ( Controls 0.000 cfs)

# Pond 1P: Planter Box

## Hydrograph



**Summary for Subcatchment 10: Pre-Developed Flows**

Runoff = 0.025 cfs @ 7.99 hrs, Volume= 413 cf, Depth= 1.56"

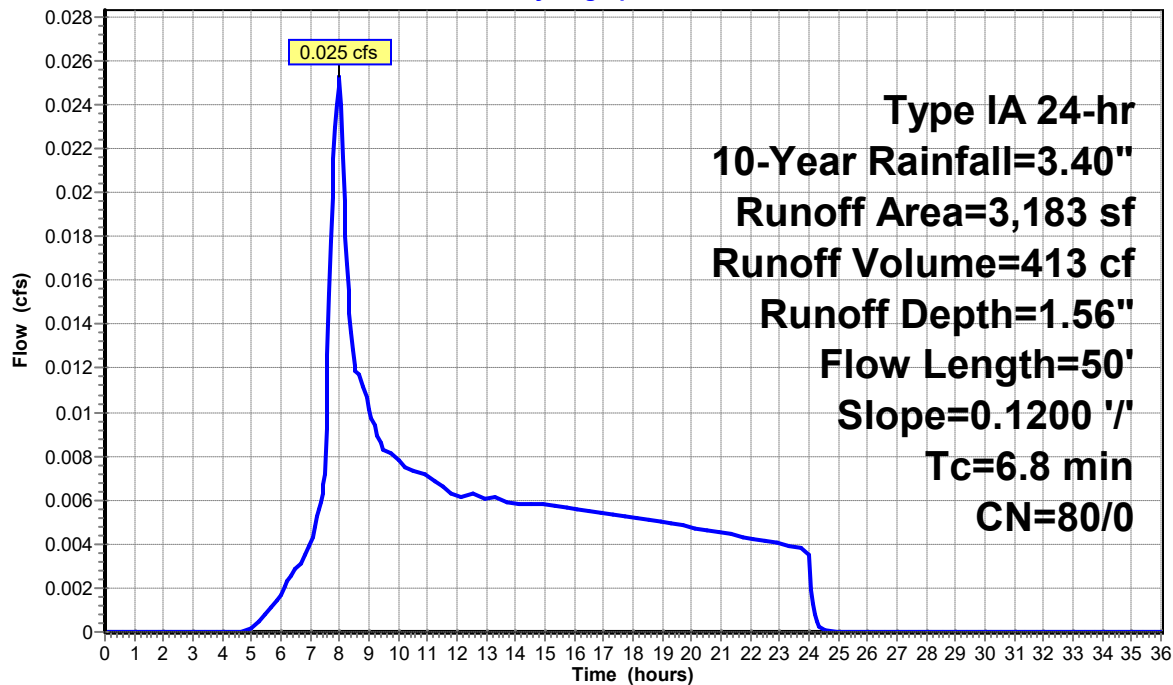
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs  
Type IA 24-hr 10-Year Rainfall=3.40"

Area (sf)	CN	Description
* 3,183	80	roofs
3,183	80	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.8	50	0.1200	0.12		<b>Sheet Flow,</b> Woods: Light underbrush n= 0.400 P2= 2.50"

**Subcatchment 10: Pre-Developed Flows**

Hydrograph



**Summary for Subcatchment 11: Site**

Runoff = 0.058 cfs @ 7.90 hrs, Volume= 840 cf, Depth= 3.17"

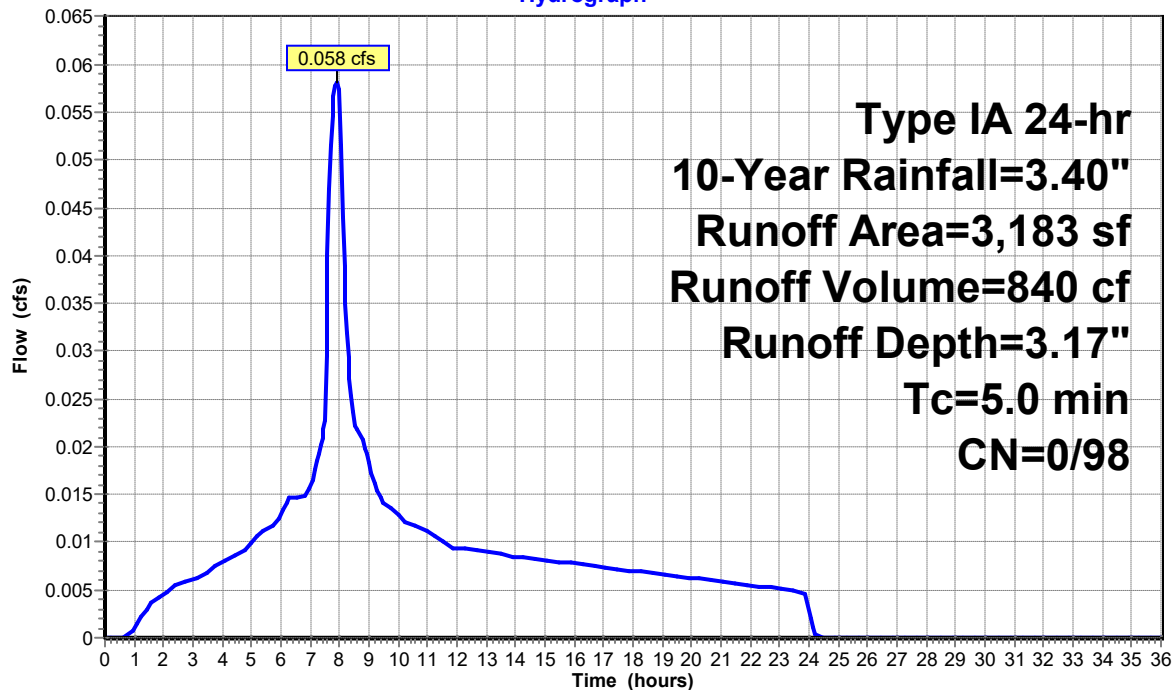
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs  
Type IA 24-hr 10-Year Rainfall=3.40"

	Area (sf)	CN	Description
*	2,408	98	roof
*	442	98	driveway
*	333	98	walkway
	3,183	98	Weighted Average
	3,183	98	100.00% Impervious Area

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

**Subcatchment 11: Site**

Hydrograph



**Summary for Pond 1P: Planter Box**

Inflow Area = 3,183 sf, 100.00% Impervious, Inflow Depth = 3.17" for 10-Year event  
 Inflow = 0.058 cfs @ 7.90 hrs, Volume= 840 cf  
 Outflow = 0.014 cfs @ 9.57 hrs, Volume= 840 cf, Atten= 76%, Lag= 100.1 min  
 Primary = 0.014 cfs @ 9.57 hrs, Volume= 840 cf

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs  
 Peak Elev= 139.01' @ 9.57 hrs Surf.Area= 195 sf Storage= 197 cf

Plug-Flow detention time= 216.9 min calculated for 839 cf (100% of inflow)  
 Center-of-Mass det. time= 216.9 min ( 881.7 - 664.8 )

Volume	Invert	Avail.Storage	Storage Description
#1	138.00'	214 cf	<b>planters (Prismatic)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
138.00	195	0	0
139.10	195	214	214

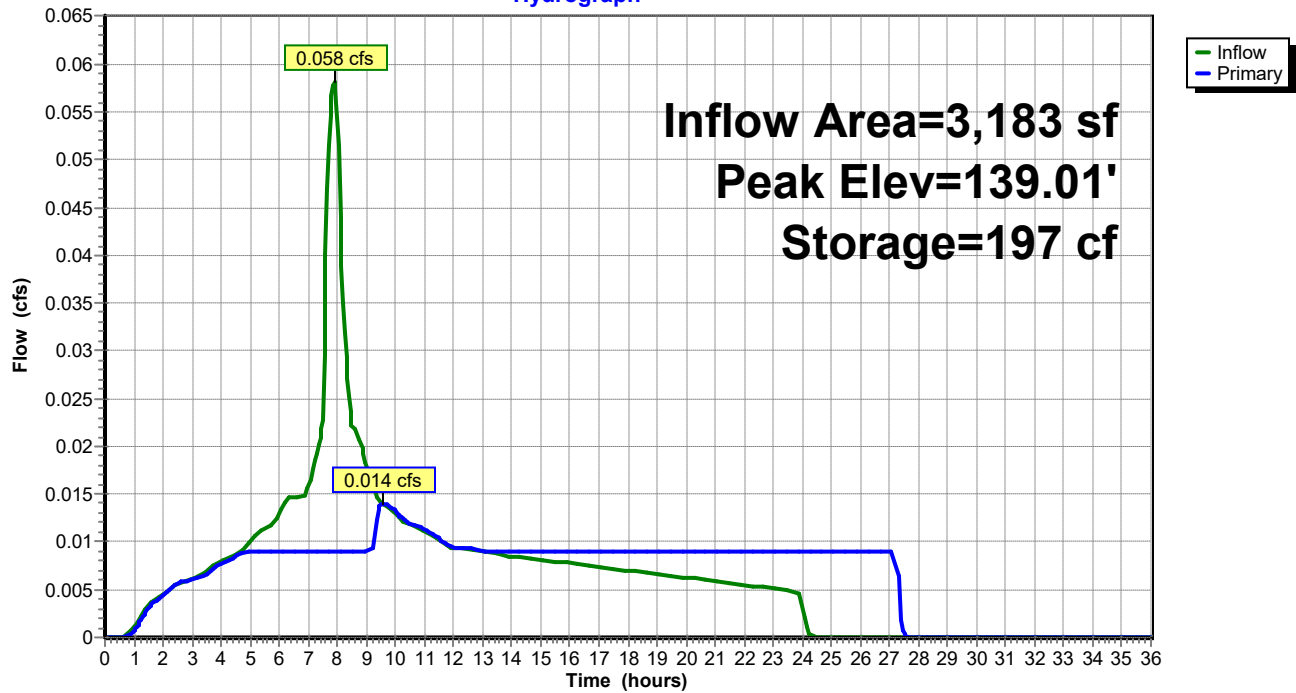
Device	Routing	Invert	Outlet Devices
#1	Primary	136.33'	<b>4.0" Round Culvert</b> L= 10.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 136.33' / 134.40' S= 0.1930 '/' Cc= 0.900 n= 0.013, Flow Area= 0.09 sf
#2	Device 1	138.00'	<b>2.000 in/hr Exfiltration over Surface area</b>
#3	Device 1	139.00'	<b>6.0" Horiz. Orifice/Grate</b> C= 0.620 Limited to weir flow at low heads

**Primary OutFlow** Max=0.013 cfs @ 9.57 hrs HW=139.01' (Free Discharge)

↑ **1=Culvert** (Passes 0.013 cfs of 0.666 cfs potential flow)  
 ↑ **2=Exfiltration** (Exfiltration Controls 0.009 cfs)  
 ↑ **3=Orifice/Grate** (Weir Controls 0.004 cfs @ 0.31 fps)

# Pond 1P: Planter Box

## Hydrograph



**Summary for Subcatchment 10: Pre-Developed Flows**

Runoff = 0.033 cfs @ 7.98 hrs, Volume= 520 cf, Depth= 1.96"

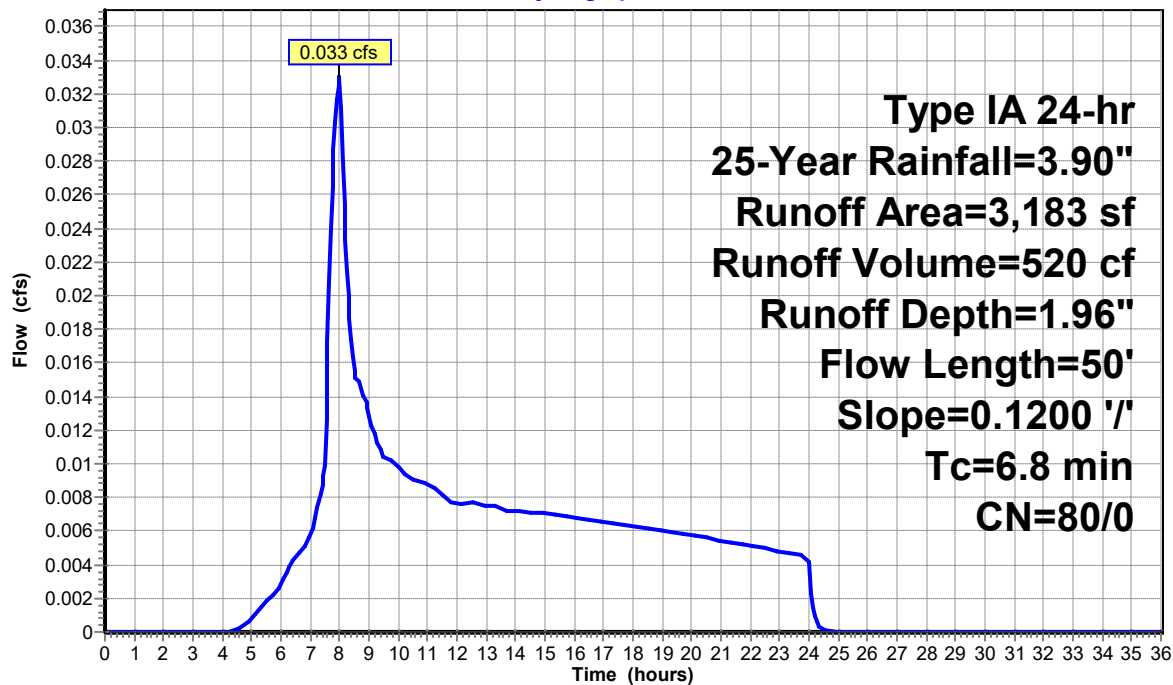
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs  
Type IA 24-hr 25-Year Rainfall=3.90"

Area (sf)	CN	Description
* 3,183	80	roofs
3,183	80	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.8	50	0.1200	0.12		<b>Sheet Flow,</b> Woods: Light underbrush n= 0.400 P2= 2.50"

**Subcatchment 10: Pre-Developed Flows**

Hydrograph



**Summary for Subcatchment 11: Site**

Runoff = 0.067 cfs @ 7.90 hrs, Volume= 972 cf, Depth= 3.67"

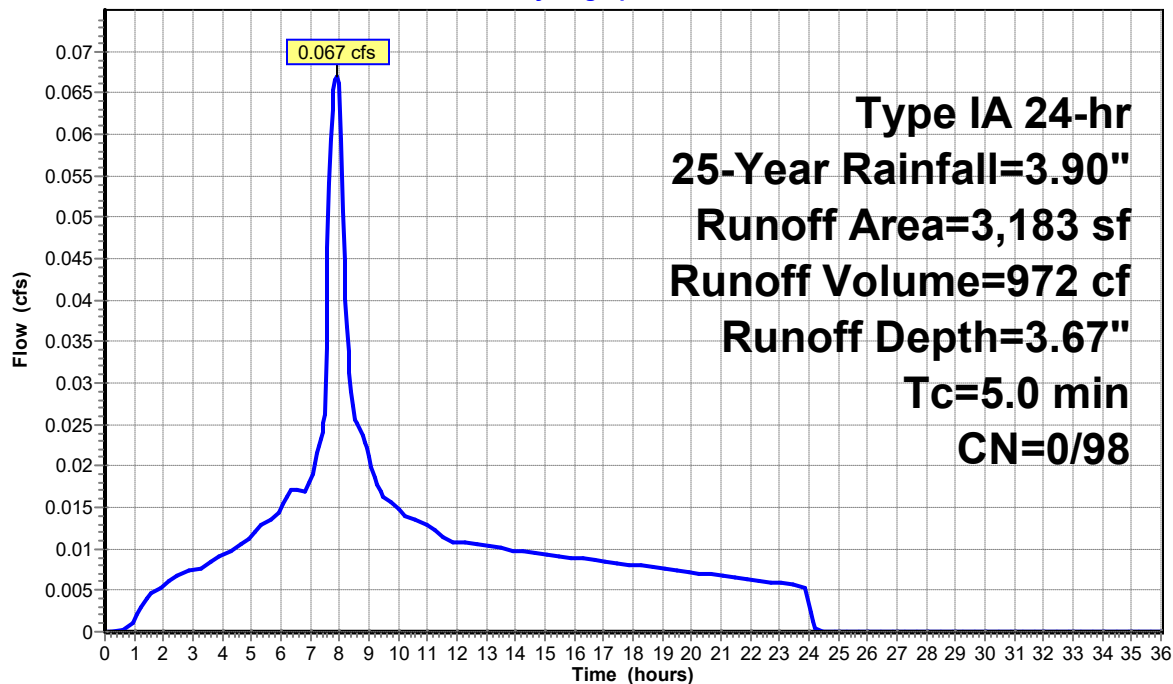
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs  
Type IA 24-hr 25-Year Rainfall=3.90"

	Area (sf)	CN	Description
*	2,408	98	roof
*	442	98	driveway
*	333	98	walkway
	3,183	98	Weighted Average
	3,183	98	100.00% Impervious Area

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

**Subcatchment 11: Site**

Hydrograph





**Summary for Pond 1P: Planter Box**

Inflow Area = 3,183 sf, 100.00% Impervious, Inflow Depth = 3.67" for 25-Year event  
 Inflow = 0.067 cfs @ 7.90 hrs, Volume= 972 cf  
 Outflow = 0.030 cfs @ 8.40 hrs, Volume= 972 cf, Atten= 56%, Lag= 30.3 min  
 Primary = 0.030 cfs @ 8.40 hrs, Volume= 972 cf

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs  
 Peak Elev= 139.03' @ 8.40 hrs Surf.Area= 195 sf Storage= 200 cf

Plug-Flow detention time= 212.1 min calculated for 971 cf (100% of inflow)  
 Center-of-Mass det. time= 212.2 min ( 873.5 - 661.3 )

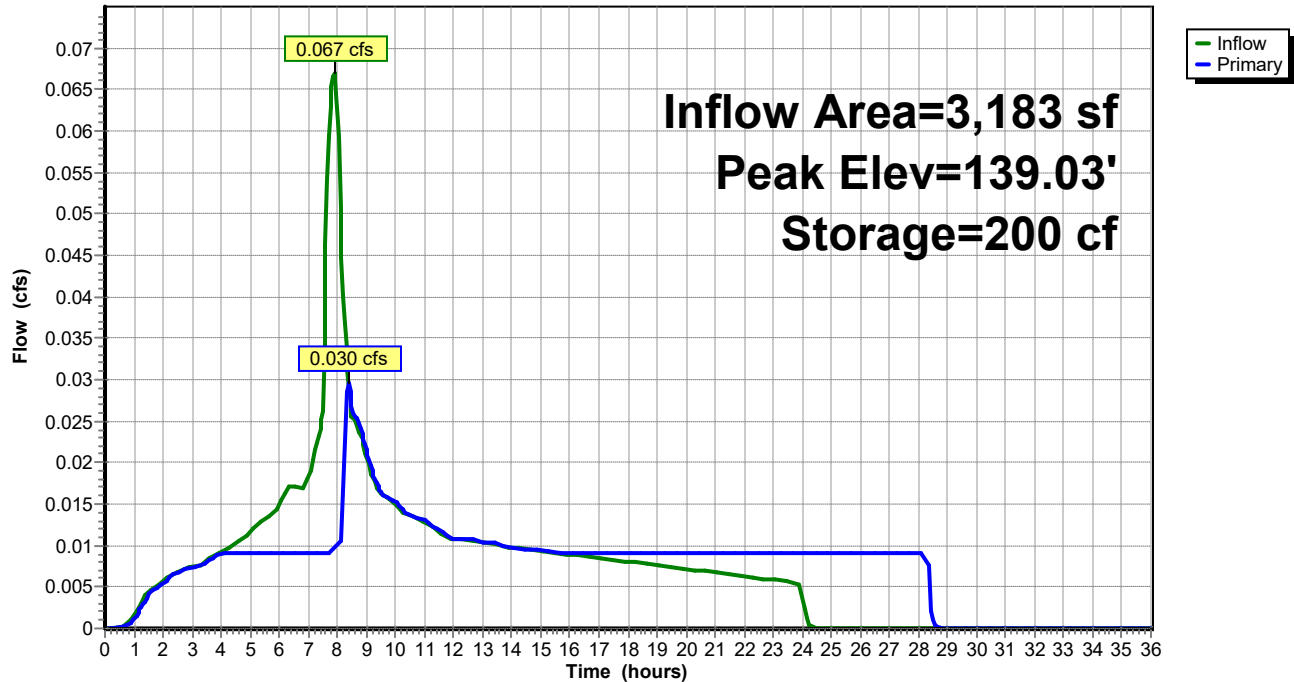
Volume	Invert	Avail.Storage	Storage Description
#1	138.00'	214 cf	<b>planters (Prismatic)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
138.00	195	0	0
139.10	195	214	214

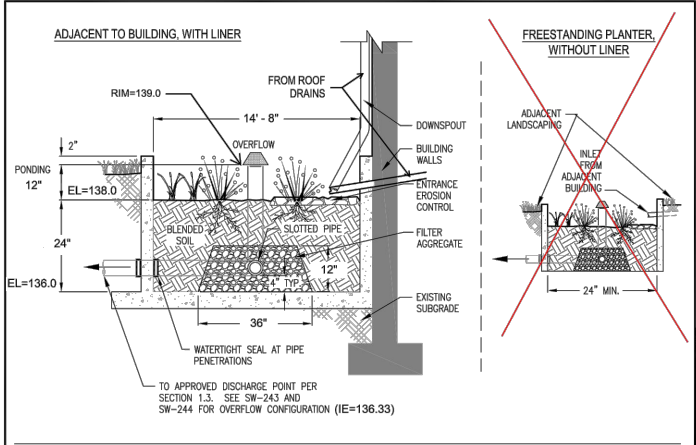
Device	Routing	Invert	Outlet Devices
#1	Primary	136.33'	<b>4.0" Round Culvert</b> L= 10.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 136.33' / 134.40' S= 0.1930 '/' Cc= 0.900 n= 0.013, Flow Area= 0.09 sf
#2	Device 1	138.00'	<b>2.000 in/hr Exfiltration over Surface area</b>
#3	Device 1	139.00'	<b>6.0" Horiz. Orifice/Grate</b> C= 0.620 Limited to weir flow at low heads

**Primary OutFlow** Max=0.029 cfs @ 8.40 hrs HW=139.03' (Free Discharge)

↑ **1=Culvert** (Passes 0.029 cfs of 0.668 cfs potential flow)  
 ↑ **2=Exfiltration** (Exfiltration Controls 0.009 cfs)  
 ↑ **3=Orifice/Grate** (Weir Controls 0.020 cfs @ 0.52 fps)

**Pond 1P: Planter Box****Hydrograph**

## **Appendix D:**



1. Detail provided to match design intended for this project site within the city of West Linn jurisdiction.
  2. Setbacks: No setback is required for lined planters. For infiltration planters the setbacks are 5' from property lines except next to right-of-way, and 10' from building foundations. The planter wall height must be less than 30" above finished grade if within 5' of property line.
  3. Planter Structure: A single pour, monolithic concrete shell without cold joints is required unless otherwise approved.
  4. Waterproofing: Waterproof liner to be added and installed covering bottom and sides of interior concrete up to the height of the overflow outlet.
  5. Blended Soil: Use BES standard soil blend for stormwater facilities (SWMM Section 6.3) unless otherwise approved. Install minimum of 24" of blended soil.
  6. Underdrain System: The underdrain must be 4" slotted schedule 40 PVC well casing pipe manufactured with .050" slots, 6 slots per row. Embed the underdrain in 2" No.10 washed angular aggregate. See SW-243 for longitudinal section and SW-244 for office examples. Conform with Oregon Plumbing Specialty Code (OPSC) requirements. Alternative configurations and materials such as cellular storage systems, drainage mats, and non-standard aggregates may be used under the Performance Approach, with BES approval.
  7. Overflow: Overflow elevation must allow for 2" of freeboard, minimum. Protect from debris and sediment with strainer or grate.
  8. Vegetation: Refer to plant list in SWMM Section 3.5. Minimum container size is 1 gal. Number of plantings per 100sf of facility area: 80 herbaceous plants OR 72 herbaceous plants and 4 small shrubs.
  9. Entrance Erosion Control: Install river rock, flagstone, or similar to dissipate the energy of incoming water at entrances and ends of downspout extensions.
- CONSTRUCTION REQUIREMENTS**

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

— DRAWING NOT TO SCALE —



Bureau of Environmental Services

STORMWATER MANAGEMENT  
TYPICAL DETAILS FOR  
PRIVATE PROPERTY

PLANTER WITH  
UNDERDRAIN

SW-231

9-B-20



2785 ARBOR DRIVE  
2 - LOT PARTITION  
TAX MAP SEC. 14 T2S R1E W.M.  
TAX LOT 105  
WEST LINN, OREGON

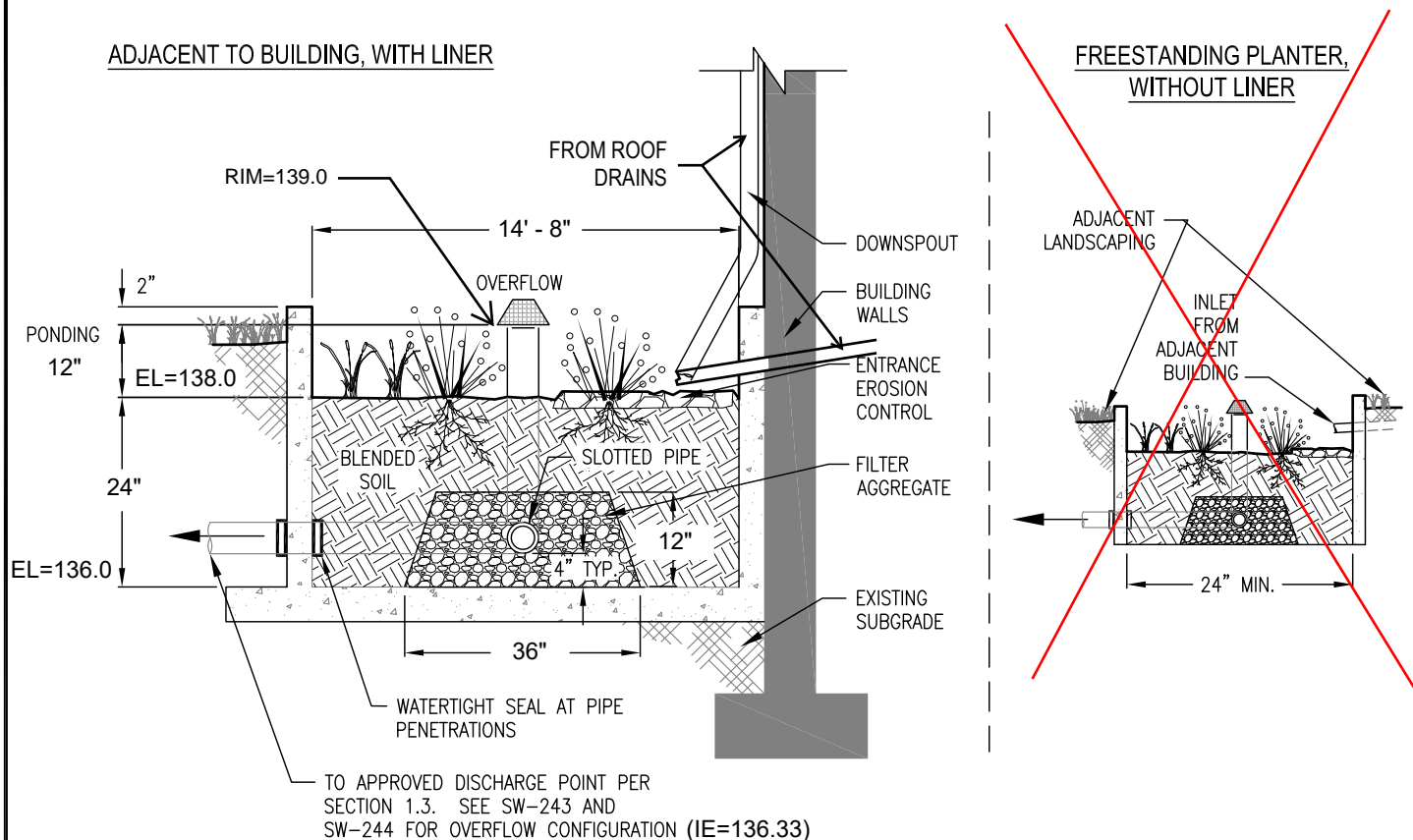
**STORMWATER EXHIBIT**

REVISIONS	
NO.	DESCRIPTION

**EMERIO**  
ENGINEERING • SURVEYING • DESIGN

6445 SW CALBROOK PL, SUITE 100  
BEAVERTON, OREGON 97008  
TEL: (503) 746-8812  
FAX: (503) 639-9592  
www.emeriodesign.com

SHEET  
1  
OF  
1



1. Detail provided to match design intended for this project site within the city of West Linn jurisdiction.
2. Setbacks: No setback is required for lined planters. For infiltration planters the setbacks are 5' from property lines except next to right-of-way, and 10' from building foundations. The planter wall height must be less than 30" above finished grade if within 5' of property line.
3. Planter Structure: A single pour, monolithic concrete shell without cold joints is required unless otherwise approved.
4. Waterproofing: **Waterproof liner to be added and installed covering bottom and sides of interior concrete up to the height of the overflow outlet.**
5. Blended Soil: Use BES standard soil blend for stormwater facilities (SWMM Section 6.3) unless otherwise approved. Install minimum of 24" of blended soil.
6. Underdrain System: The underdrain must be 4" slotted schedule 40 PVC well casing pipe manufactured with .050" slots, 6 slots per row. Embed the underdrain in  $\frac{1}{4}$ " No.10 washed angular aggregate. See SW-243 for longitudinal section and SW-244 for orifice examples. Conform with Oregon Plumbing Specialty Code (OPSC) requirements. Alternative configurations and materials such as cellular storage systems, drainage mats, and non-standard aggregates may be used under the Performance Approach, with BES approval.
7. Overflow: Overflow elevation must allow for 2" of freeboard, minimum. Protect from debris and sediment with strainer or grate.
8. Vegetation: Refer to plant list in SWMM Section 3.5. Minimum container size is 1 gal. Number of plantings per 100sf of facility area: 80 herbaceous plants OR 72 herbaceous plants and 4 small shrubs.
9. Entrance Erosion Control: Install river rock, flagstone, or similar to dissipate the energy of incoming water at entrances and ends of downspout extensions.

#### CONSTRUCTION REQUIREMENTS

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

- DRAWING NOT TO SCALE -



# FIRE CODE / LAND USE / BUILDING REVIEW APPLICATION

**North Operating Center**  
11945 SW 70<sup>th</sup> 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: Chi Kin Mung  
Address: 2785 Arbor Dr, West Linn, OR 97068  
Phone: 503-720-8235  
Email: becken.mung@gmail.com  
Site Address: 2785 Arbor Dr  
City: West Linn  
Map & Tax Lot #: 21E14DB, 21E14DB00105  
Business Name: N/A  
Land Use/Building Jurisdiction: West Linn  
Land Use/ Building Permit # Not applied for yet

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

## Project Description

The project is a two-lot middle housing Expedited Land Division (partition). A new home will be built on the property.

## 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 # 2025-0062  
Permit Type: SPP- West Linn  
Submittal Date: 4-18-25  
Assigned To: DFM Ar  
Due Date: NA  
Fees Due: 0  
Fees Paid: 0

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

This section is for application approval only

Fire Marshal or Designee [Signature]

Date 4-24-25

Conditions:

See approved fire service plan.

See Attached Conditions: ☐ Yes ☒ No

Site Inspection Required: ☐ Yes ☒ No

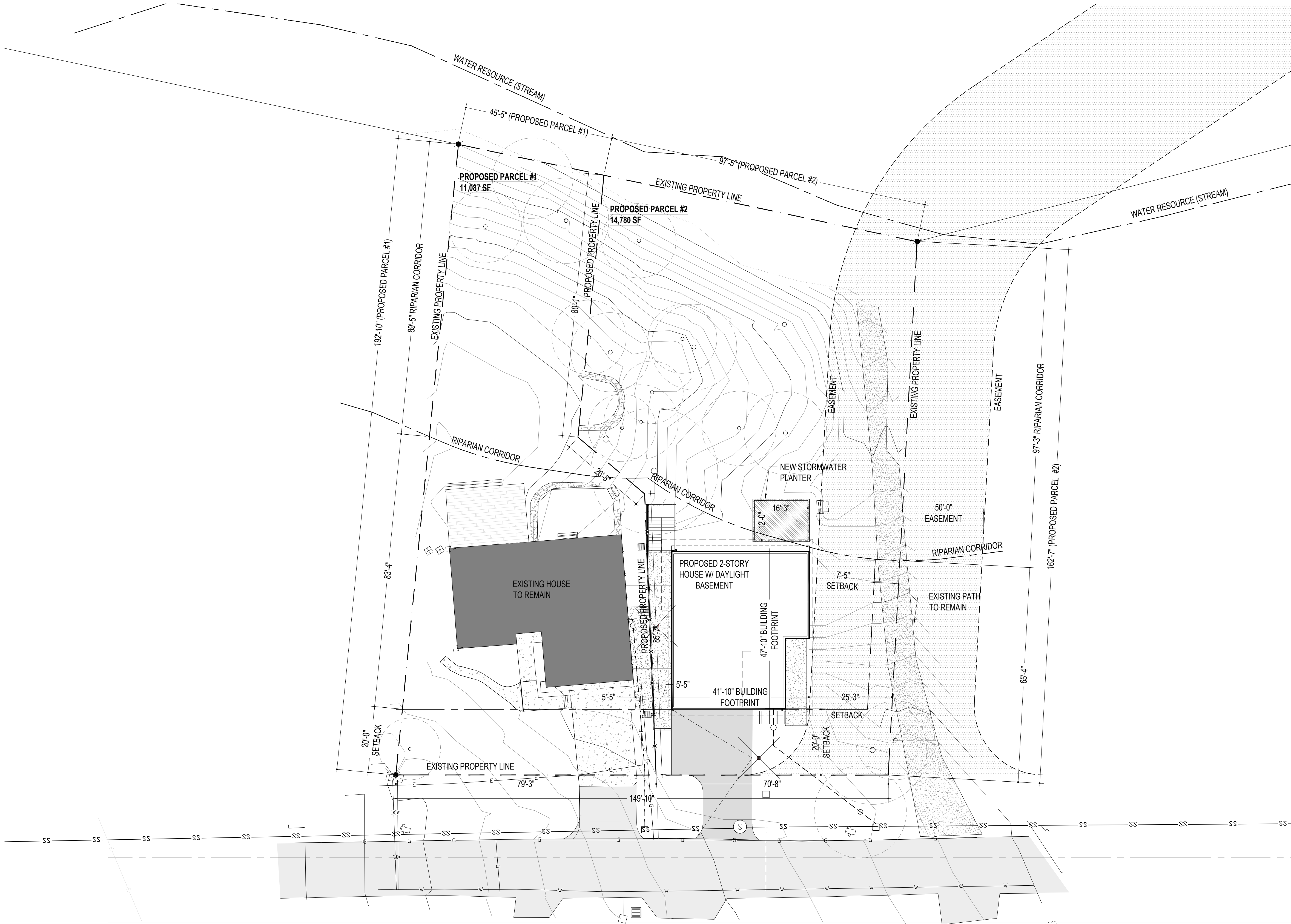
This section used when site inspection is required

Inspection Comments:

Final TVFR Approval Signature & Emp ID

Date





PROPERTY ID NUMBER: 84612  
SITE ADDRESS : 2785 ARBOR DR, WEST LINN  
OR  
LEGAL DESCRIPTION: LOT 31, ROBINWOOD PLAT  
JURISDICTION : WEST LINN  
MAP NUMBER: 21E14DB  
TAX LOT NUMBER: 21E14DB00105  
PARCEL NUMBER: 00304539

ORIGINAL LOT SIZE(ESTIMATED): 6 ACRES  
(26,000 SF)

PROPOSED WEST LOT SIZE: 11,087 SF  
PROPOSED EAST LOT SIZE: 14,780 SF  
EAST LOT COVERAGE: 12.8% (1,890 SF)

BUILDING SIZE (GSF):  
BASEMENT: 1084 SF (DAYLIT,  
PARTIALLY FINISHED)  
FIRST FL: 1821 SF (INCL. GARAGE)  
SECOND FL: 1,233 SF

TOTAL: 4138 SF

BUILDING HEIGHT FROM:  
FRONT FINISH GRADE: 28'-4"  
AVERAGE ON SLOPED SIDE: 32'-0"

FLOOR AREA RATIO:  
4,275 SF (NEW LOT SIZE) / 14,780 SF (GSF) = 0.29

COVERED ENTRY: 139 SF  
DRIVEWAY (ASPHALT): 797 SF  
UNCOVERED PAVEMENT: 344 SF

ARCHITECT

sora design

CONTACT:  
AKIKO ARAI  
E: akiko@sora-design.info  
P:414-369-0861

KATSUYA ARAI  
E: katusya@sora-design.info  
P: 917-790-9268

MUNG RESIDENCE  
2785 ARBOR DR  
WEST LINN, OR  
97086

SEAL



ISSUED DATE

NO	DATE	DESCR
1	2025.04.18	LAND DIVISION SUBMISSION

REVISIONS

NO	DATE	DESCR

DWG. NAME

PROPOSED PLOT PLAN

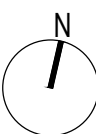
DWG NO.

A-100.00

Planning Manager Decision

1 PROPOSED PLOT PLAN

SCALE: 1/16"=1'-0"



WARRANTY DEED - STATUTORY FORM  
(Individual or Corporation)

.....MARYLHURST EDUCATION CENTER, an Oregon Corporation.....  
Grantor, conveys and warrants to ..SHELTER DEVELOPMENT COMPANY, an Oregon Corporation  
.....  
Grantee, the following described real property free of encumbrances except as specifically set forth herein:

LEGAL DESCRIPTION:

Lots 28, 29, 30, 31 and 32, ROBINWOOD, in the County of Clackamas and State of Oregon. EXCEPTING THEREFROM the Southerly 5 feet thereof conveyed to the City of West Linn.

The GRANTOR reserves unto itself, its successors and assigns forever, the following described easement for the purpose of ingress, egress and utilities, located along the East line of said Lot 31 and the West line of said Lot 30: Beginning at a 1" iron pipe at the Northeast corner of said Lot 31; thence along the East line of Lot 31, S. 09 deg. 52'40" East 167.53 feet to the Southeast corner of Lot 31 on the North line of Arbor Drive; thence along last said North line South 77 deg. 01'00" West 43.71 feet; thence North 12 deg. 59'00" West 5.00 feet; thence along the arc of a 20.00 foot radius curve having a central angle of 86 deg. 53'40", the chord of which bears North 33 deg. 34'10" East 27.51 feet (an arc distance of 30.33 feet); thence North 09 deg. 52'40" West 113.36 feet; thence along the arc of a 100.00 foot radius curve having a central angle of 20 deg. 11'24", the chord of which bears North 00 deg. 13'02" West 35.06 feet (an arc distance of 35.24 feet) to the North line Lot 31; thence along the North line of Lot 31, North 88 deg. 58'03" East 19.08 feet to the point of beginning.

AND

Beginning at a 1 inch iron pipe at the Northwest corner of said Lot 30; thence along the North line of Lot 30, North 62 deg. 34'58" East 61.15 feet; thence South 43 deg. 10'04" West 16.72 feet; thence along the arc of a 50.00 foot radius curve having a central angle of 53 deg. 02'44", the chord of which bears South 16 deg. 38'42" West 44.66 feet (an arc distance of 46.29 feet); thence South 09 deg. 52'40" East 108.48 feet; thence along the arc of a 20.00 foot radius curve having a central angle of 93 deg. 06'20", the chord of which bears South 56 deg. 25'50" East 29.04 feet (an arc distance of 32.50 feet); thence South 12 deg. 59'00" East 5.00 feet to the North line of Arbor Drive; thence along Arbor Drive, South 77 deg. 01'00" West 46.22 feet to the Southwest corner of Lot 30; thence along the West line of Lot 30, North 09 deg. 52'40" West 167.53 feet to the point of beginning.

As of the date of this DEED and transfer of title of Lots 28, 29, 30, 31 and 32, ROBINWOOD, except for the Southerly 5 feet thereof conveyed to the City of West Linn, any future subdividing or partitioning of any of these lots is prohibited, and each lot is restricted to not more than one single family dwelling unit.

78 11764



STATE TITLE INSURANCE COMPANY C-22172

Encumbrances:

STATE OF OREGON )  
County of Clackamas ) ss.  
I, George D. Poppen, County Clerk, Ex-Officio  
Recorder of Conveyances and Ex-Officio Clerk  
of the County of Clackamas, do hereby certify that  
the within instrument of writing was received for  
and recorded in the records of said county at

73 MAR 22 P 3: 45



Witness my hand and the seal of said County at  
Clackamas, Oregon, this 17th day of March, 1978.  
George D. Poppen  
County Clerk  
Recording Certificate  
CCP-84 '78 1176:1

The true consideration for this conveyance is \$ 60,000.00 (Here comply with the requirements of ORS 93.030\*).

Dated this 17th day of March, 1978, if a corporate grantor, it has caused its name to be signed by order of its board of directors.

MARYLHURST EDUCATION CENTER  
By *Sister Veronica Ann Baxter* President  
By *James B. O'Hanlon* Secretary

STATE OF OREGON, )  
County of ) ss.  
19 )

STATE OF OREGON, County of Multnomah ) ss.  
March 17, 1978

Personally appeared the above named

Personally appeared James B. O'Hanlon and  
who, being duly sworn,  
did say that the former is  
secretary of the Marylhurst  
Education Center, a corporation, and that said instrument  
was signed in behalf of said corporation by authority of its board of  
directors; and each of them acknowledged said instrument to be its  
voluntary act and deed.

and acknowledged the foregoing instrument to be voluntary act and deed

Before me:

James L. Elliott  
Notary Public for Oregon  
My commission expires: MARCH 17, 1981

Notary Public for Oregon  
My commission expires:

\* If the consideration consists of or includes other property or value, add the following:  
"The actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which)".

FORM No. 28-ACKNOWLEDGMENT-CORPORATION.

STATE OF OREGON,

County of Clackamas ) ss.  
On this 17th day of March, 1978,  
before me appeared Sister Veronica Ann Baxter and  
both to me personally known, who being  
duly sworn, did say that she, the said Sister Veronica Ann Baxter  
is the President, of Marylhurst Education Center  
the within named Corporation, and that said instrument was signed in behalf of said Corporation by authority of its Board  
of Directors, and Sister Veronica Ann Baxter, and that the said instrument was signed and acknowledged in behalf of said Corporation by authority of its Board  
acknowledge said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed  
my official seal the day and year last above written.

James L. Elliott  
Notary Public for Oregon.  
My Commission expires MARCH 17, 1981

L-303-Oregon 6-1-78

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



## CITY OF West Linn

May 15, 2025

Chi Kin Mung  
2785 Arbor Drive  
West Linn, OR 97068

Subject: ELD-25-04 Completeness Determination

Dear Chi Kin Mung:

The application submitted on April 29, 2025 for a two-lot Middle Housing Land Division at 2785 Arbor Drive has been reviewed by the Planning Department and deemed **complete**. The City has 63 days to review the application, with a final decision due no later than July 17, 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 July 17, 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 503-742-6057, or by email at [agudelj@westlinnoregon.gov](mailto:agudelj@westlinnoregon.gov) if you have any questions about the process.

Sincerely,

*Aaron Gudelj*

Aaron Gudelj, Associate Planner

## **PD-3 PUBLIC COMMENTS**

**From:** [Jennifer Rodriguez](#)  
**To:** [Gudelj, Aaron](#)  
**Subject:** Land Division  
**Date:** Monday, June 2, 2025 7:45:29 AM

---

You don't often get email from jen.parks1982@gmail.com. [Learn why this is important](#)

**CAUTION:** This email originated from an External source. Do not click links, open attachments, or follow instructions from this sender unless you recognize the sender and know the content is safe. If you are unsure, please contact the Help Desk immediately for further assistance.

I have received a letter about a neighboring property that is requesting a land division. I am concerned about the idea of allowing the properties on this street to divide and build additional homes adding to the amount of residents that use Arbor Dr.

The traffic on this street is something that I have contacted the city about several times in the past only to get no response. There are no sidewalks so residents walk and bike on the road. There is not even a speed limit sign when you turn on to Arbor. Cars will drive exceedingly fast down the straight stretch of Arbor putting people and pets at risk. A speed bump is needed.

Before the city keeps allowing additional housing and land divisions in this area, the traffic needs to be addressed to prioritize pedestrian safety.

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



**NOTICE OF UPCOMING  
PLANNING MANAGER DECISION**

**PROJECT # ELD-25-04  
MAIL: 07/10/2025 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.

**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-25-04**

Applicant's Name: **Chi Kin Mung**

Development Name: **2785 Arbor Drive**

Scheduled Decision Date: **after 6/4/25 no later than July 17, 2025**

**MAILED NOTICE**

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

Chi Kin Mung, applicant	05/21/25	<i>Lynn Schroder</i>
Akiko Arai, applicant representative	05/21/25	<i>Lynn Schroder</i>
WLWL SD	05/21/25	<i>Lynn Schroder</i>
Clackamas County	05/21/25	<i>Lynn Schroder</i>
TVF&R	05/21/25	<i>Lynn Schroder</i>
PGE	05/21/25	<i>Lynn Schroder</i>
TRI-Met	05/21/25	<i>Lynn Schroder</i>
Comcast	05/21/25	<i>Lynn Schroder</i>
NW Natural Gas	05/21/25	<i>Lynn Schroder</i>
Property owners within 100ft of the site perimeter	05/21/25	<i>Lynn Schroder</i>
Robinwood Neighborhood Association	05/21/25	<i>Lynn Schroder</i>

**EMAILED NOTICE**

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

Robinwood Neighborhood Association	05/21/25	<i>Lynn Schroder</i>
Chi Kin Mung, applicant	05/21/25	<i>Lynn Schroder</i>
Akiko Arai, applicant consultant	05/21/25	<i>Lynn Schroder</i>
Metro	05/21/25	<i>Lynn Schroder</i>
Stafford CPO	05/21/25	<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.

05/21/25	<i>Lynn Schroder</i>
----------	----------------------

**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.

07/10/2025	<i>Lynn Schroder</i>
------------	----------------------



**CITY OF WEST LINN  
NOTICE OF UPCOMING PLANNING MANAGER DECISION  
FILE NO. ELD-25-04**

The City of West Linn has received a complete application (ELD-25-04) proposing a 2-lot Middle Housing Land Division at 2785 Arbor Drive (Clackamas County Tax Assessor Map 21E14DB00105). 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 June 4, 2025. Written comments can be submitted to [agudelj@westlinnoregon.gov](mailto:agudelj@westlinnoregon.gov) or to City Hall, 22500 Salamo Road, West Linn, OR 97068. All comments must be received by the deadline.**

All issues that may provide the basis for an appeal to the referee must be raised in writing prior to the expiration of the comment period outlined above and all issues must be raised with sufficient specificity to enable the Planning Manager to respond to the issue.

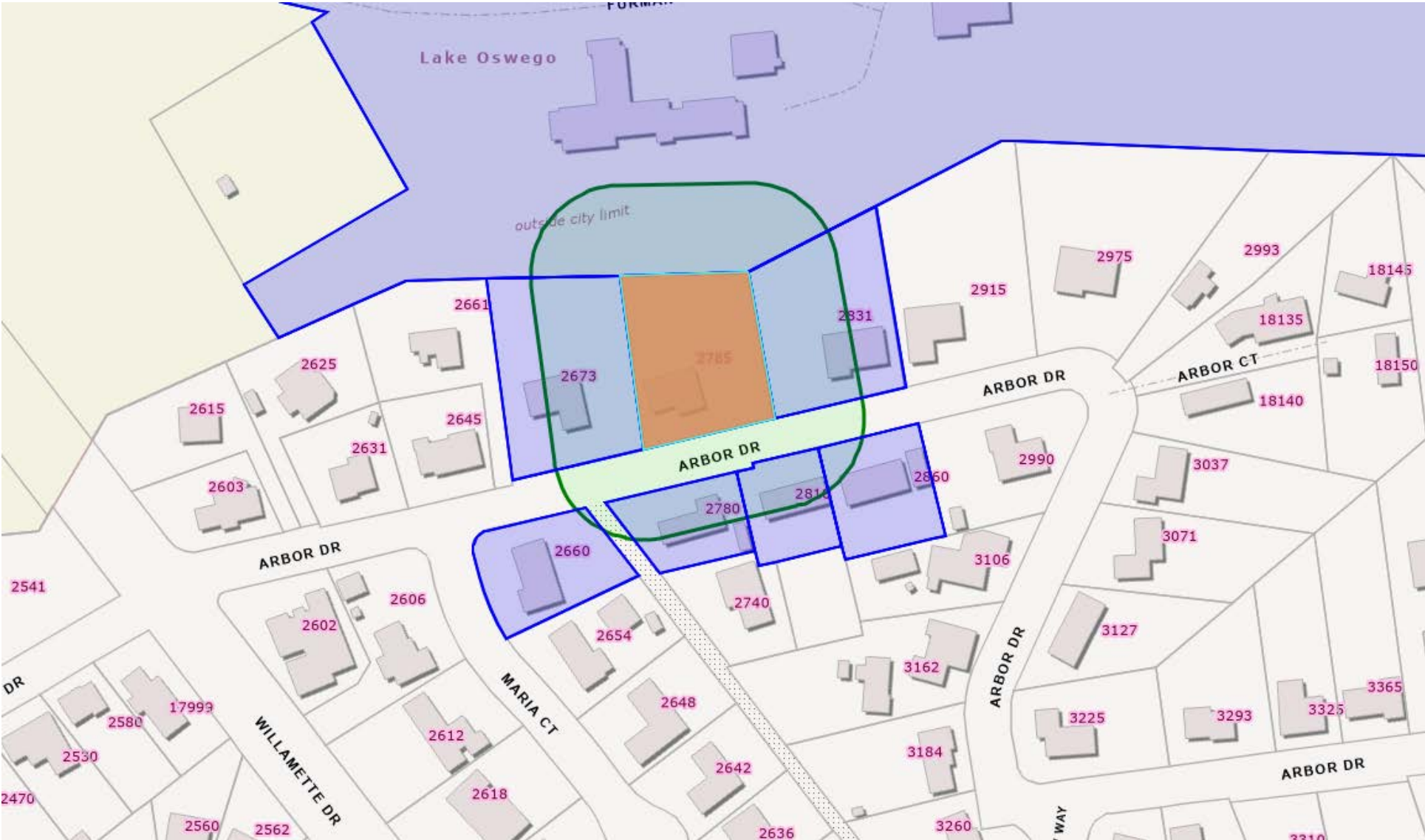
For additional information, please contact Aaron Gudelj, Associate Planner, at City Hall, 22500 Salamo Road, West Linn, OR 97068, or 503-742-6057 or [agudelj@westlinnoregon.gov](mailto:agudelj@westlinnoregon.gov).

Scan this QR Code to go to Project Web Page:



Mailed: 05/21/25

Notified Properties within 100 feet of 2785 Arbor Drive





**WEST LINN PLANNING DIRECTOR  
NOTICE OF FINAL DECISION  
FILE NO. ELD-25-04**

On July 10, 2025, the West Linn Planning Manager approved a request by Chi Kin Mung for a 2-lot Middle Housing Land Division at 2785 Arbor Drive (Clackamas County Tax Assessor Map 21E14DB00105). The decision was based on the facts, findings, and conclusions found in the record.

The Planning Director Decision and application are posted on the City's website <https://westlinnoregon.gov/planning/2785-arbor-drive-expedited-land-division>

Alternatively, the Final Decision, complete application, and all documents or evidence are available for inspection at City Hall at no cost. Copies may be obtained at a reasonable cost.

Persons who have established standing in this matter may appeal this decision to the West Linn City Council within 14 days of the Final Decision Notice mailing date pursuant to the provisions of CDC Chapter 99 and any other applicable rules and statutes.

Appeals must be filed with the West Linn Community Development Department with the \$400 appeal fee by 5:00 pm. An appeal must include:

- The \$400 appeal fee;
- A reference to the decision (project number) to be appealed;
- The name, address, and signature of the appellant; and
- A statement explaining how the petitioner qualifies as a party of standing, as provided by CDC 99.140.
- The appeal application may state the grounds for appeal.

Any questions should be directed to **Aaron Gudelj, Associate Planner at 503-742-6057 or [agudelj@westlinnoregon.gov](mailto:agudelj@westlinnoregon.gov)**.

This decision shall become effective at 5:00 p.m. on the fourteenth day from the date of mailing this notice of final decision, unless appealed.

Mailed **July 10, 2025**

Therefore, this decision becomes effective at 5 p.m., **July 24, 2025**.