

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT	PROJECT NO(S). ELD-25-05	PRE-APPLICATION NO. n/a
NON-REFUNDABLE FEE(S) \$4,900	REFUNDABLE DEPOSIT(S) \$0	TOTAL \$4,900

Type of Review (Please check all that apply):

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

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

Site Location/Address: 3784 Ridgewood Way, West Linn, OR 97068

Assessor's Map No.: 21E24BB

Tax Lot(s): 1600

Total Land Area: 0.73 AC (32,178 SF)

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

Applicant Name* The Portlock Company LLC contact: JJ Portlock
Address: PO BOX 521
City State Zip: WEST LINN, OR 97068

Phone: (425) 829-1566
Email: JPORTLOCK@THEPORTLOCKCO.COM

Owner Name (required): The Portlock Company LLC
Address: 6105 W A St
City State Zip: West Linn
97068

Phone: 425-829-1566
Email: jportlock@theportlockco.com

Consultant Name: FIRWOOD DESIGN GROUP LLC contact: Erik Hoovestol
Address: 359 E HISTORIC COLUMBIA RIVER HWY
City State Zip: TROUTDALE, OR 97060

Phone: (503) 668-3737
Email: eh@firwooddesign.com

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

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

Jeremiah Portlock
Applicant's signature

Date 5/27/25

Jeremiah Portlock
Owner's signature (required)

Date 5/27/25

Application Narrative

Project Name: **Ridgewood Way 3 Lot Middle Housing**

Site Address: 3784 Ridgewood Way, West Linn, OR.

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

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

Prepared By:



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V. Items submitted with the Application	5

I. General Project Description

The project site is located at 3784 Ridgewood Way, West Linn, OR (Parcel #00372402), zoned R10. The current 0.485 acre lot is vacant, landscaped and includes some mature trees along the property line. The site is relatively flat with slopes less than 5%, gently sloping towards the northeastern side. The soil type is determined to be Aloha Silt Loam.

II. Application Approval Requests

The client, TPC Property LLC, proposes to partition the parcel (Parcel #21E24BB01600) at 3784 Ridgewood Way into three single-family parcels. Access to the proposed lots will be via a 16-foot paved driveway off Ridgewood Way. The property will be connected to public utilities, including water, electricity, and sewer services available from Ridgewood Way.

A 25-foot access and utility easement and a 10 by 28-foot stormwater easement are proposed. Stormwater runoff from the impervious surfaces will be managed on-site using planters. Roof runoff will be collected into underlined planters along the houses' side foundations. The treated stormwater will then be piped to the nearest existing stormwater catch basin located north of the lot on Ridgewood Way. (Refer to the Stormwater Report for details.)

III. Applicable Code Criteria

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

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

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

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

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

(b) Separate utilities for each dwelling unit;

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

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

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

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

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

(D) Any dedicated driveways or parking; and

(E) Any dedicated common area;

Response: A 27-foot access and utility easement is proposed, pedestrian access will be allowed via the private access easement. Each parcel has direct access to the shared driveway, with no common areas or shared building elements.

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

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

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

Response: Building setbacks are shown on the site plan. A building permit will ensure compliance with the Oregon Residential Specialty Code.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

IV. Conclusion

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

V. Items Submitted With The Application

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

APPENDIX A

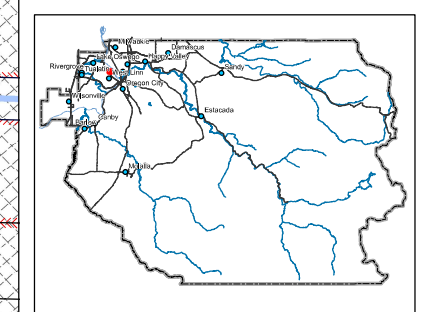


2 1 E 24BB
WEST LINN
N.W.1/4 N.W.1/4 SEC.24 T.2S. R.1E. W.M.
CLACKAMAS COUNTY
1" = 100'

D. L. C.
GEORGE WALLING NO. 62

Cancelled Taxlots
1190
1390
4900A1
4901
3700
204
4800E1
4800E2

- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- TaxCodeLines
- Map Index
- WaterLines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT
PURPOSES ONLY
















12/14/2020

2 1 E 24BB
WEST LINN

APPENDIX B

Legend

Zoning

-  Single and Multi Family R-2.1
-  Single and Multi Family R-3
-  Single-Family R-4.5
-  Single-Family R-5
-  Single-Family R-7
-  Single-Family R-10
-  Single-Family R-15
-  Single-Family R-20
-  Single-Family R-40
-  Mixed Use
-  Neighborhood Commercial
-  General Commercial
-  Office Business Center
-  Campus Industrial
-  General Industrial

dissolved 0-5K

River Label

City Limits Label


Outside City Label

— City Limit


Centerlines <13K


— Private

— Drawing Exceptions

 Parks and Open Space


 City Owned Property

 Building

 Unimproved ROW

 River


 City Limits Poly white

 City Limits Poly rose

Surrounding Cities

 Gladstone

 Johnson City

 Lake Oswego

 Oregon City

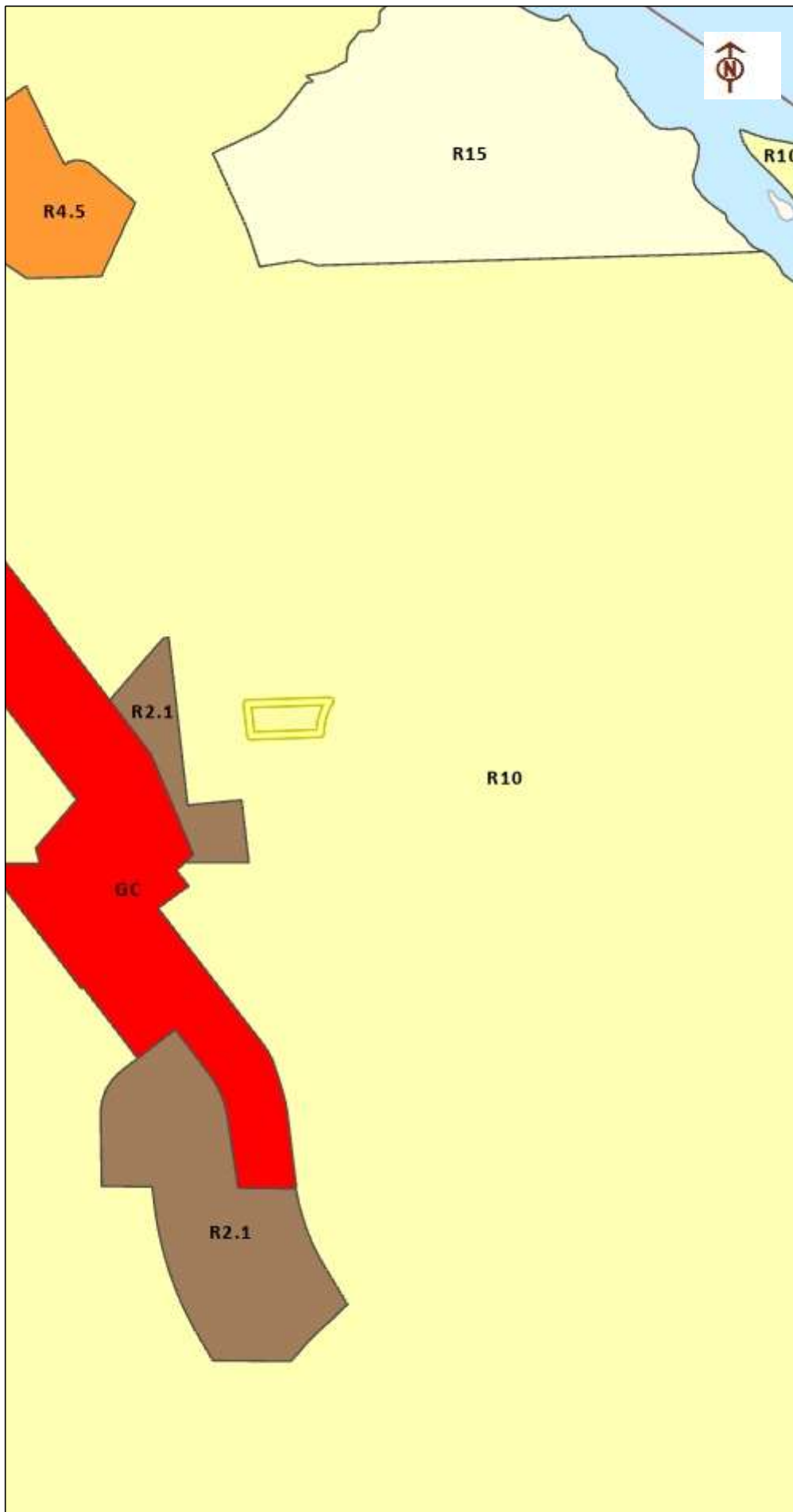
0 0.12 0.2 Miles

1: 9,615.97



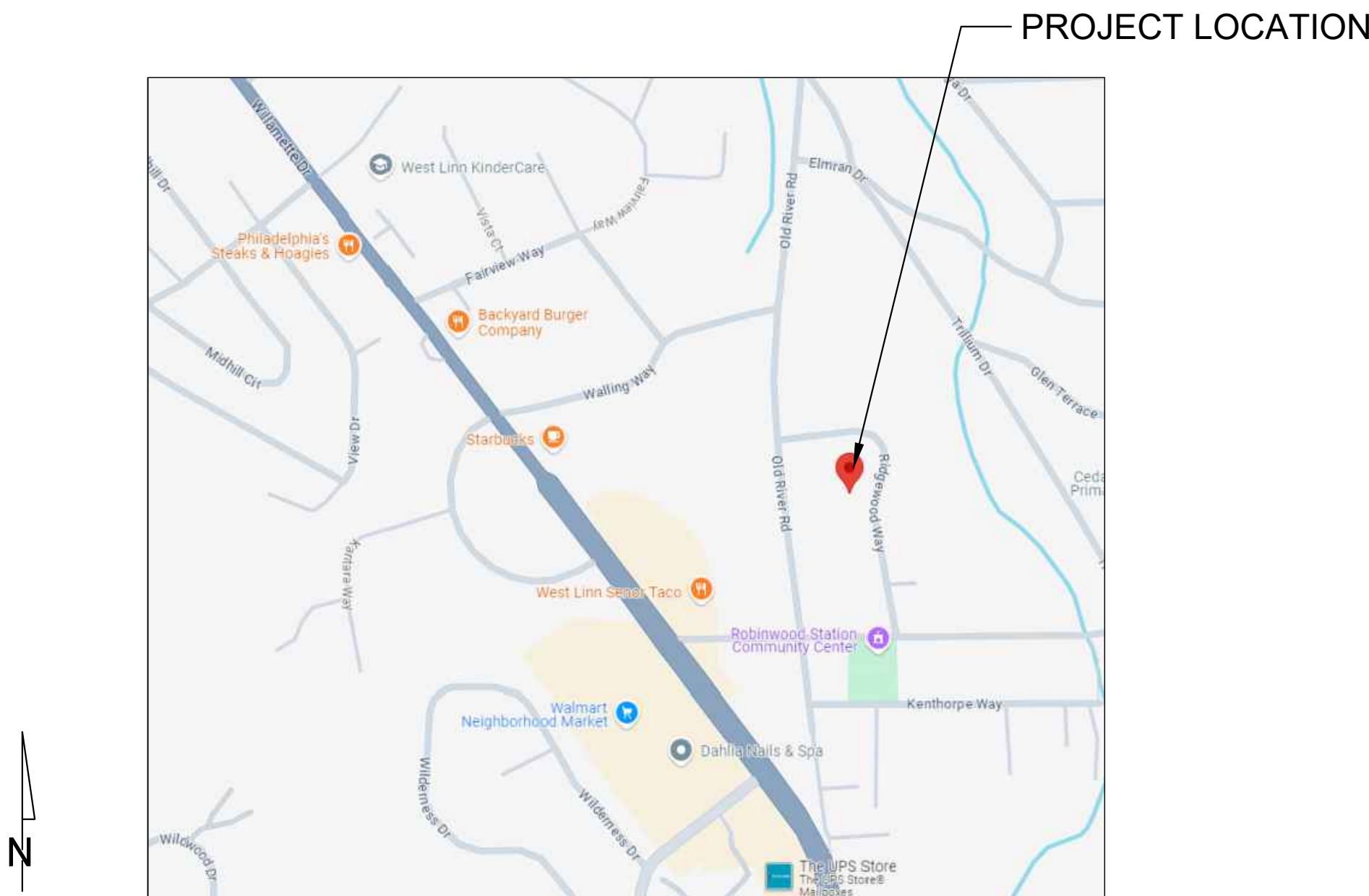
Notes

This map was automatically generated using Geocortex Essentials.



SEQUOIA ESTATES - 3 LOT PARTITION MIDDLE HOUSING
DEVELOPMENT ENGINEERING PLANS

LOCATED AT 3784 RIDGEWOOD WAY, WEST LINN, OREGON 97068
TAX LOT: 21E24BB LOT NO.: 1600 ZONED R-10



PROPOSED LEGEND

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

SHEET INDEX	
Sheet Number	Sheet Title
1	COVER
2	EXISTING CONDITIONS & DEMO PLAN
3	PRELIMINARY PLAT
4	COMPOSITE SITE PLAN
5	DETAILS
6	DETAILS

PROJECT CIVIL ENGINEER

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

PROJECT SURVEYOR

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

PROJECT OWNER

JJ PORTLOCK
PO BOX 521
WEST LINN, OR 97068
jportlock@theportlockco.com

LEGAL DESCRIPTION:

TAX LOT 21E24BB01600
N.E. ¼ N.W. ¼ SEC. 24 T.2S. R.1E. W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON
SITE AREA: 21,160 SF (0.49 AC)

PROJECT DATUM

THE BASIS OF BEARINGS WAS PER SURVEY NO.
2014-039, CLACKAMAS COUNTY RECORDS.

NOTICE TO EXCAVATORS:
ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES
ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER.
THOSE RULES ARE SET FORTH IN OAR 952-001-0001 THROUGH
OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY
CALLING THE CENTER.
(NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY
NOTIFICATION CENTER IS (503)-232-1987).

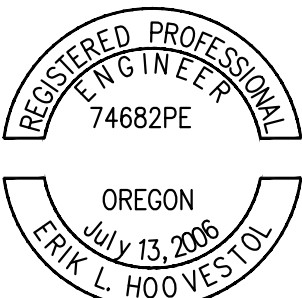
POTENTIAL UNDERGROUND FACILITY OWNERS

Dig Safely.

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

EMERGENCY TELEPHONE NUMBERS

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



EXPIRES: 06/30/23
SIGNATURE DATE: _____

			DRAWN: JRF	DESIGNED: CMN	CHECKED: KAG	
			SCALE: AS SHOWN	JANUARY 2025		
DATE:	NO.	REVISION	PROJECT NO. E24-029			



FIRWOOD DESIGN GROUP
Reliable Engineering Solutions

359 EAST HISTORIC COLUMBIA RIVER HIGHWAY
TROUTDALE, OREGON 97060
(503) 668-3737

SEQUOIA ESTATES MIDDLE HOUSING
3784 RIDGEWOOD WAY
WEST LINN, OR 97068

COVER
DESIGN REVIEW

1
6

TAX LOT
1500

TAX LOT
1400

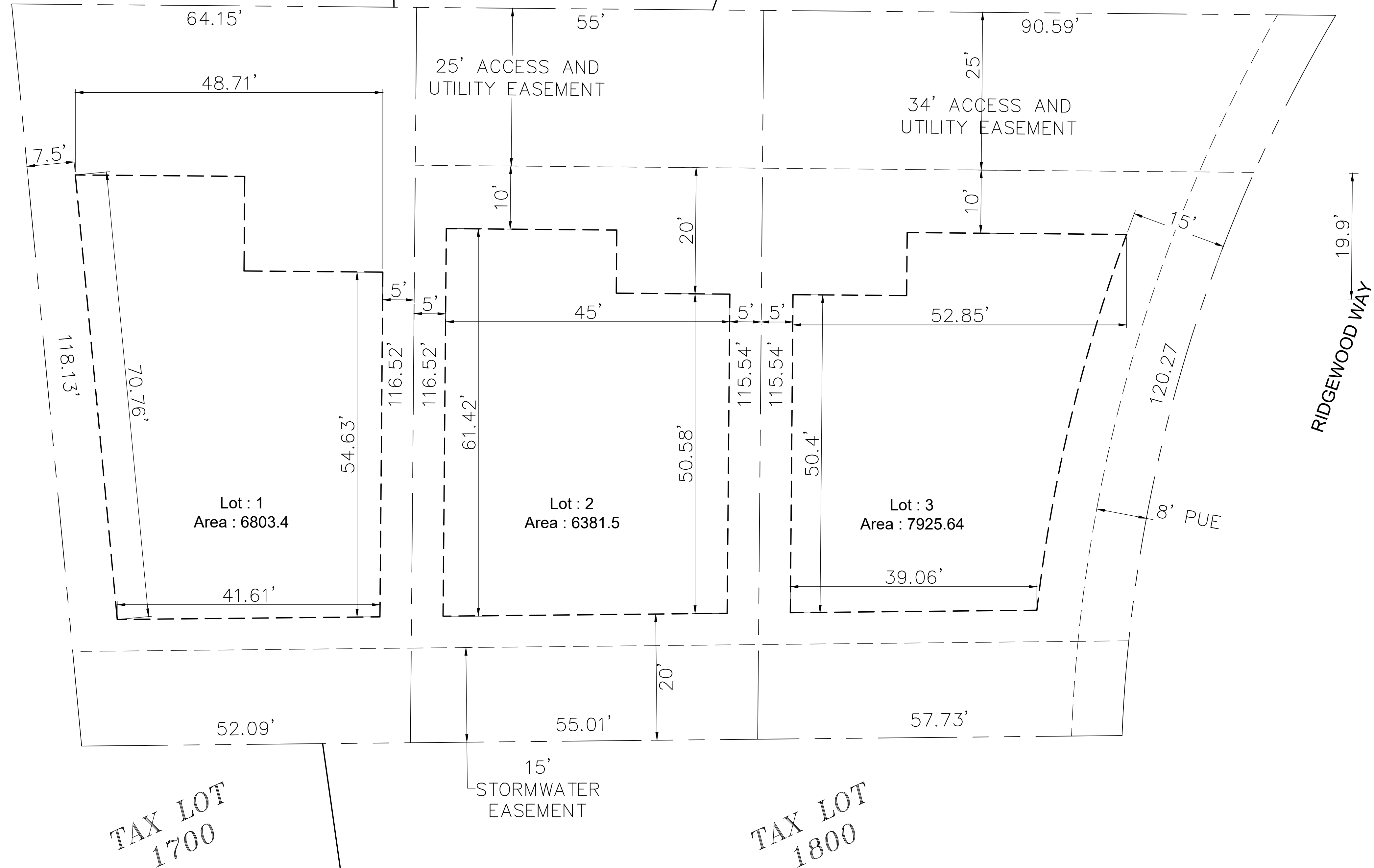
TAX LOT
1401

SITE DATA

SITE AREA : 0.48 AC
CURRENT ZONING : R-10
TAX LOT: 1600
PROPOSED NO OF LOTS: 3

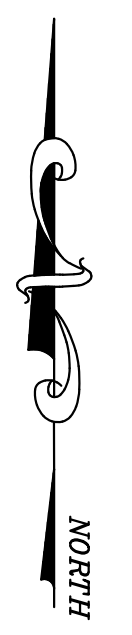
SETBACKS:

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



TAX LOT
1700

TAX LOT
1800



EXPIRES: 06/30/23
SIGNATURE DATE: _____

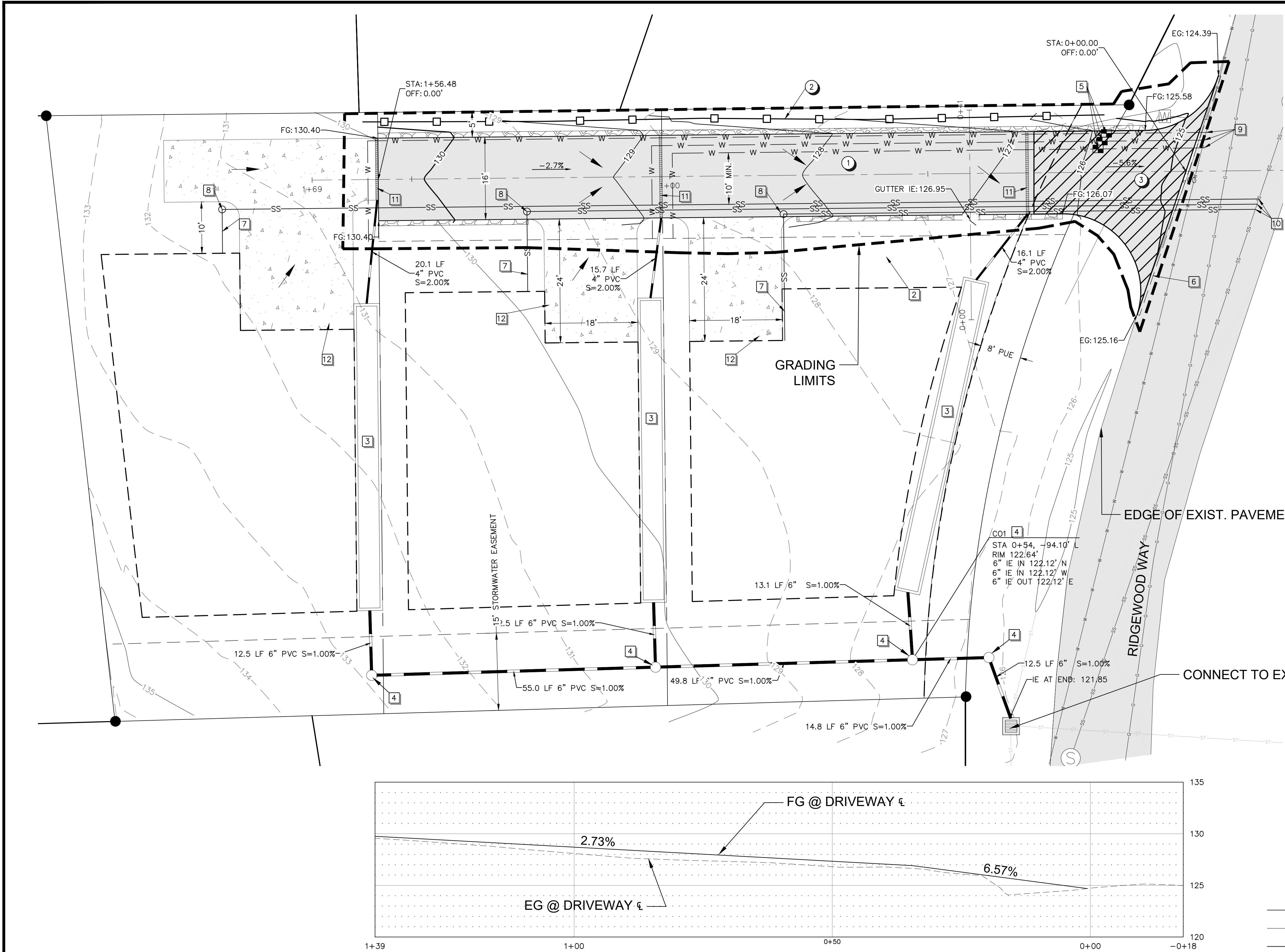
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			SCALE: AS SHOWN	JANUARY 2025	
DATE:	NO.	REVISION	PROJECT NO. E24-029		

**FIRWOOD** DESIGN GROUP
Reliable Engineering Solutions

359 EAST HISTORIC COLUMBIA RIVER HIGHWAY
TROUTDALE, OREGON 97060
(503) 668-3737

SEQUOIA ESTATES MIDDLE HOUSING
3784 RIDGEWOOD WAY
WEST LINN, OR 97068

PRELIMINARY LAYOUT
DESIGN REVIEW



ESTIMATED GRADING QUANTITIES

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

CUT: 2.77 CY (DOES NOT ACCOUNT FOR ADDITIONAL TRENCH SPOILS)
FILL: 34.64 CY
NET: 31.87 (FILL)

TOTAL AREA OF DISTURBANCE = 3,870 SF (0.09 ACRES)

TOTAL LOT AREA: 21,160 S.F. (0.49 AC)

NOTE: ALL ON-SITE STORMWATER LINES TO BE INSTALLED PER THE OREGON SPECIALTY PLUMBING CODE AND INSTALLED BY A LICENSED PLUMBING PROFESSIONAL.

GENERAL NOTES

1. LOCATION OF WATER & SEWER MAINS WAS OBTAINED FROM CITY OF WEST LINN GIS. NO ONSITE SURVEY WAS CONDUCTED TO LOCATE UTILITIES. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES.
2. SANITARY SEWER SERVICE LATERALS SHALL BE 4-INCH AND CONFORM TO THE SAME MATERIALS AS THE MAINLINE SEWERS.

GRADING AND EROSION CONTROL KEY NOTES

1. PROPOSED 16' WIDE A.C. DRIVEWAY WITH 1' GRAVEL SHOULDER APPROACH FROM RIDGEWOOD WAY PER DETAIL ON SHEET 5 AND TYPICAL SECTIONS ON SHEET 6
2. PROPOSED SEDIMENT FENCE. INSTALL ON THE DOWNHILL SIDE OF PROPOSED GRADING ACTIVITIES. INSPECTION IS REQUIRED AFTER SEDIMENT FENCE IS INSTALLED. SEE ESC NOTES AND DETAIL ON SHEET 5.
3. INSTALL CONSTRUCTION ENTRANCE PER DETAIL ON SHEET 5.

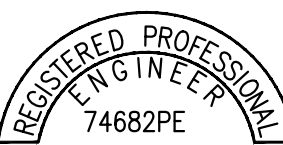
UTILITY NOTES

1. NOT USED
2. PROPOSED 36.67'L X 6"W X 14-INCH DEEP PLANTER TO SERVE SHARED AND PRIVATE DRIVEWAYS. SEE DETAIL ON SHEET 5.
3. PROPOSED LINED PLANTER TO SERVE ROOF DRAINS, DRIVEWAYS, AND DRIVEWAY. SEE DETAIL ON SHEET 5.
4. PROPOSED STORM CLEANOUT. SEE DETAIL ON SHEET 6.
5. PROPOSED 1-INCH WATER SERVICE PER DETAIL ON SHEET 6.
6. PROPOSED SAWCUT LINE MIN. 6" FROM EDGE OF EXISTING A.C. SAWCUT LINE TO BE APPROVED PRIOR TO BEGINNING WORK
7. PROPOSED 4-INCH SANITARY SEWER SERVICE LATERAL.
8. PROPOSED SANITARY SEWER CLEANOUT PER DETAIL ON SHEET 6.
9. CONNECT TO EXISTING WATER MAIN.
10. CONNECT TO EXISTING SANITARY MAIN.
11. INSTALL SLOT DRAINS
12. DRIVEWAYS BY HOME BUILDERS.

LEGEND

- DRAINAGE ARROW (PR)
- SLOPE ARROW (PR)
- EG EXISTING GRADE
- FG FINISH GRADE
- 100 MAJOR CONTOUR (PR, 5')
- 101 MINOR CONTOUR (PR, 1')
- 100 MAJOR CONTOUR (EX, 5')
- 105 MINOR CONTOUR (EX, 1')
- WATER METER
- CLEANOUT
- W — PROPOSED WATER LINE
- W — EXISTING WATER LINE
- SS — PROPOSED SANITARY SEWER
- SS — EXISTING SANITARY SEWER

0 10 20
SCALE IN FEET



EXPIRES: 06/30/23
SIGNATURE DATE:

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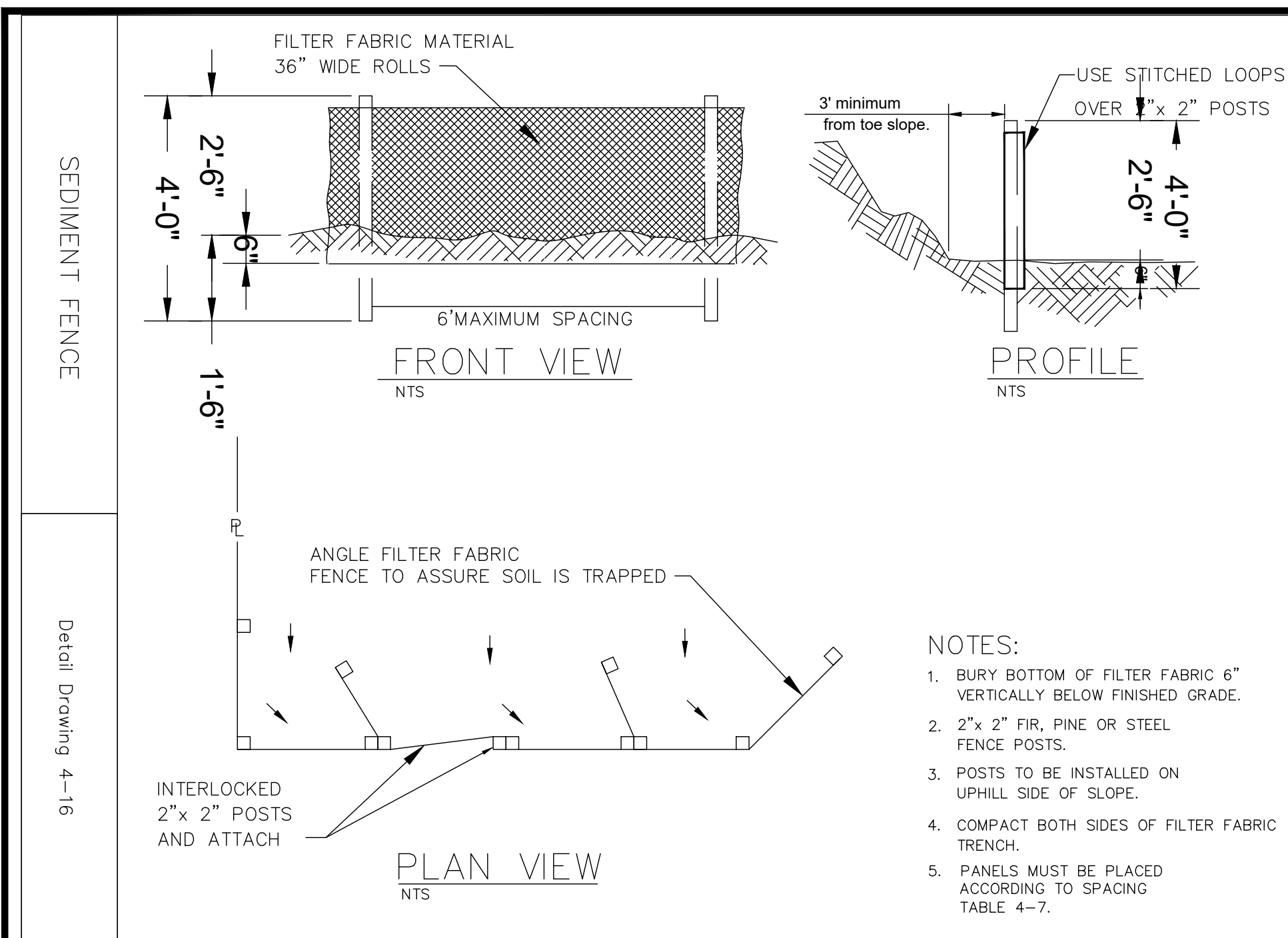


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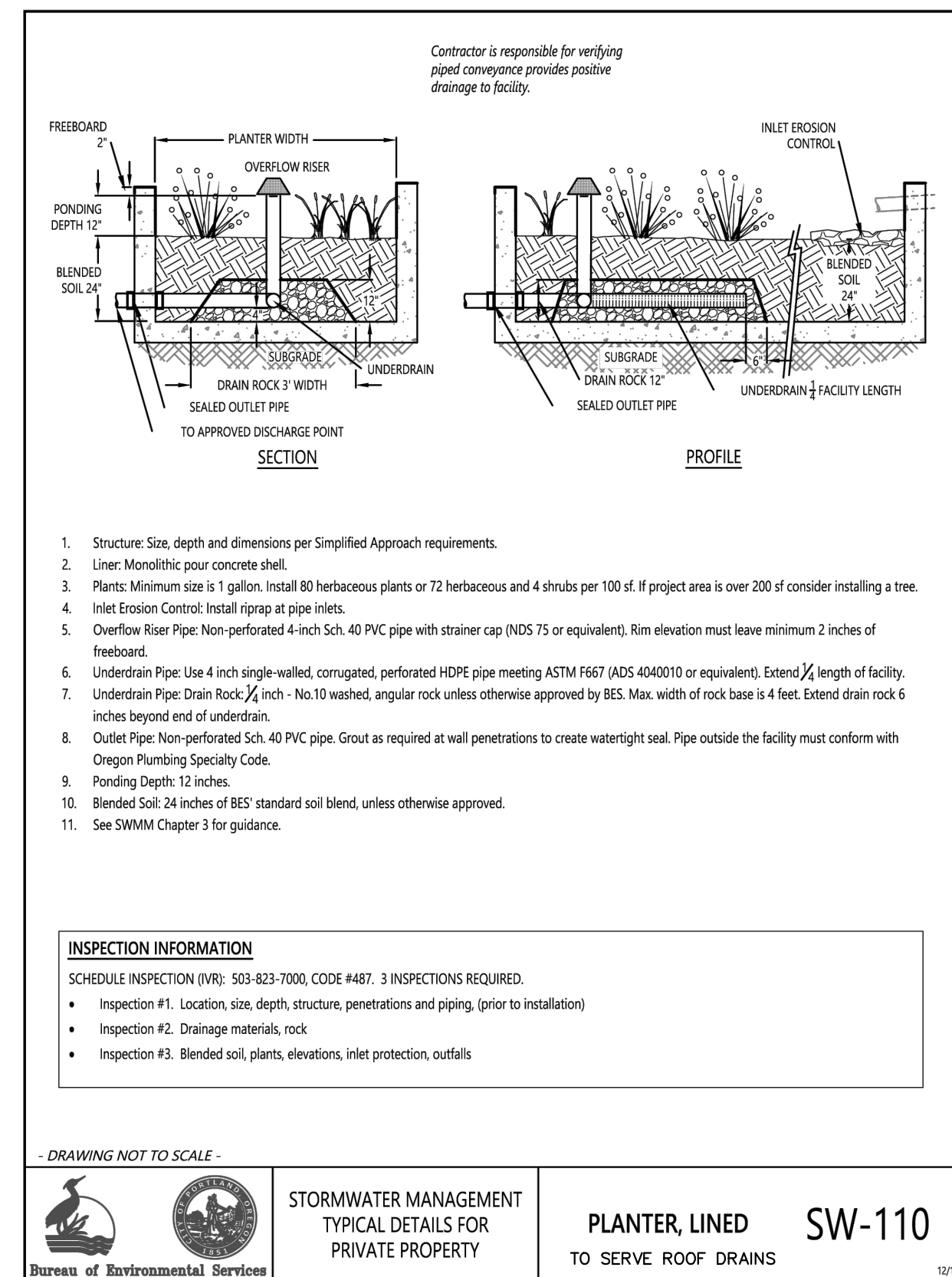
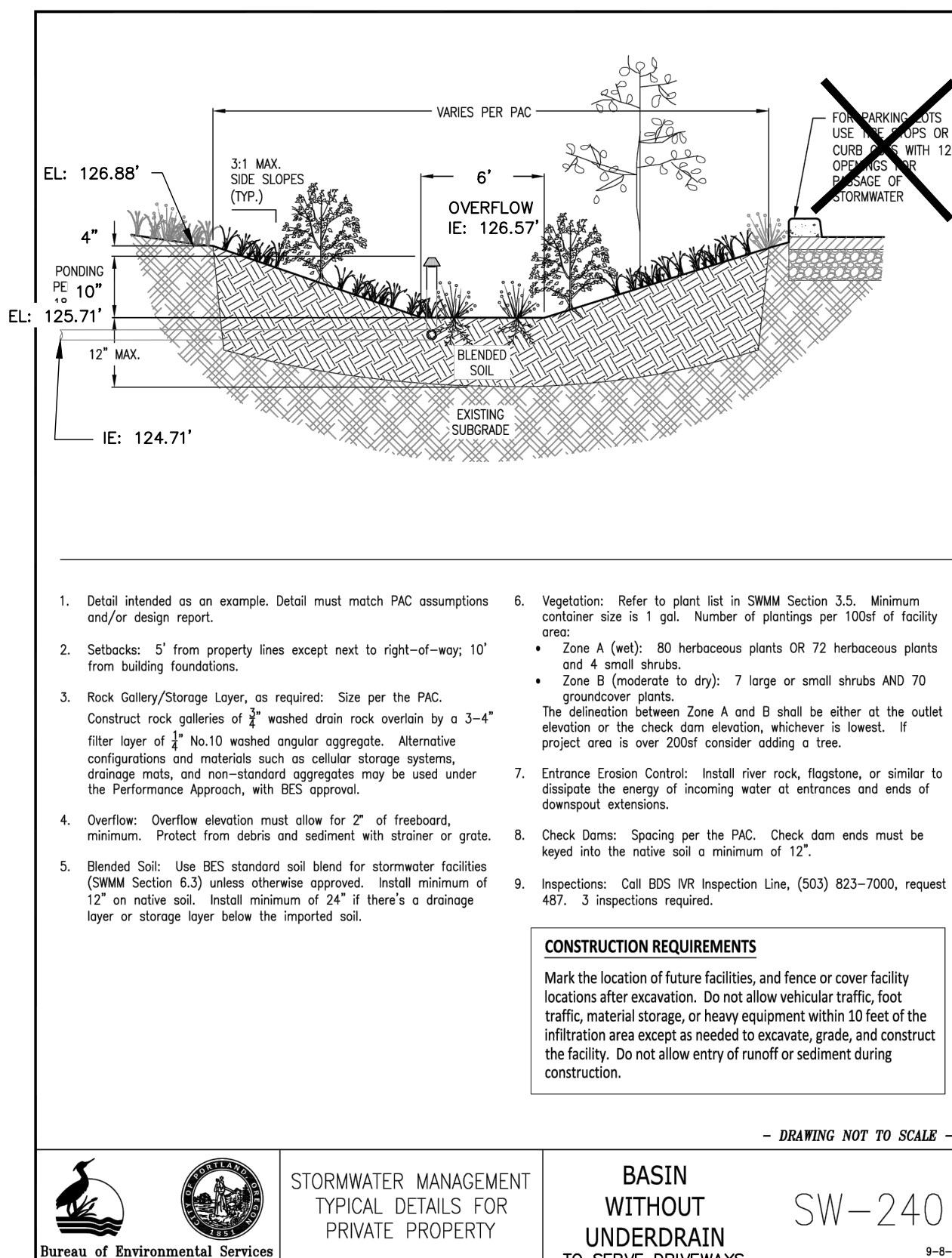
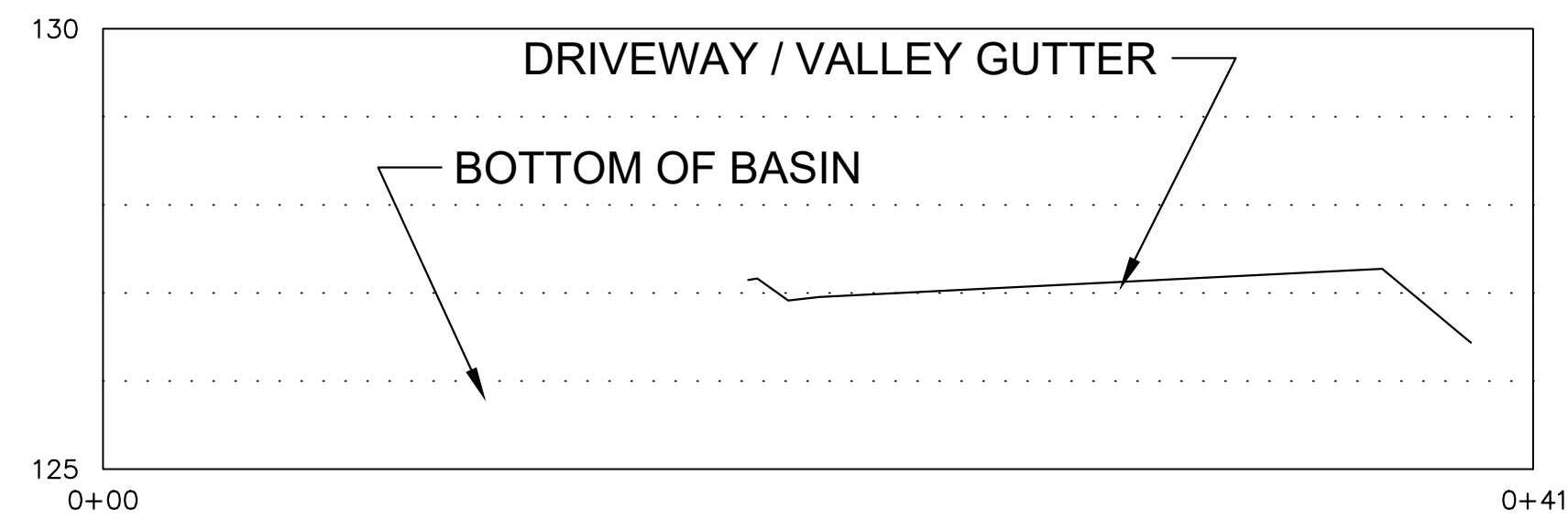
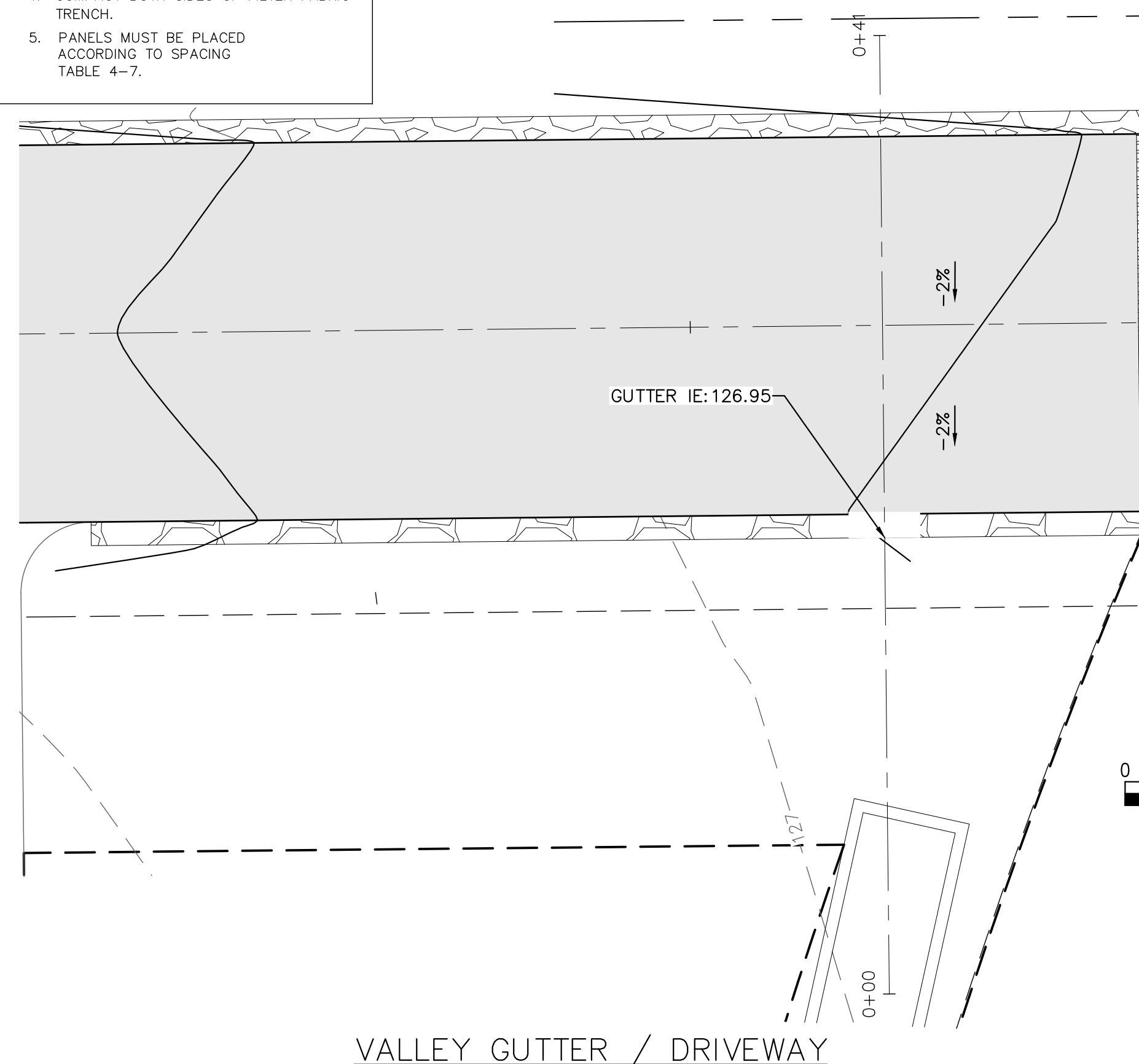
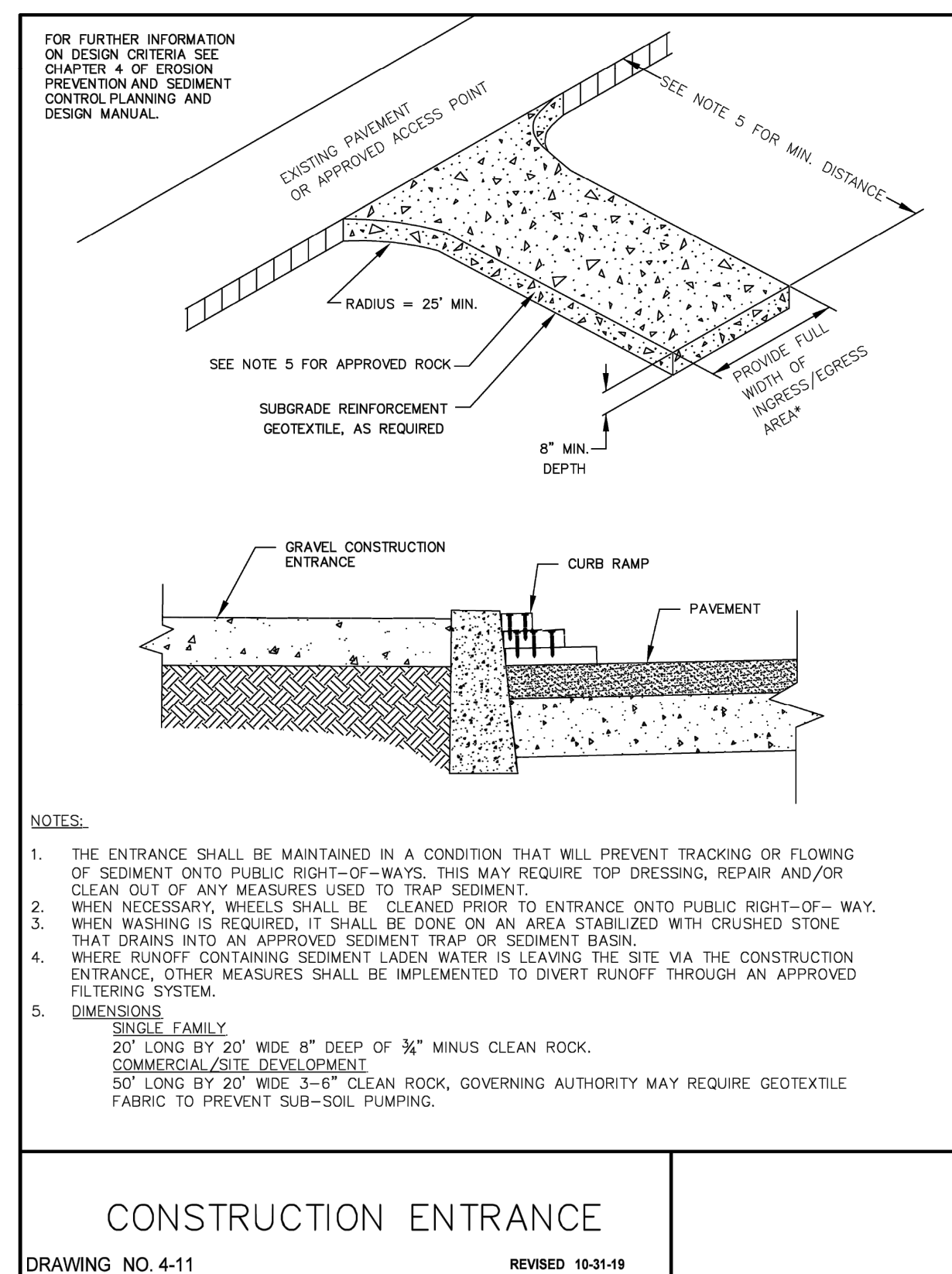
SEQUOIA ESTATES MIDDLE HOUSING
3784 RIDGEWOOD WAY
WEST LINN, OR 97068

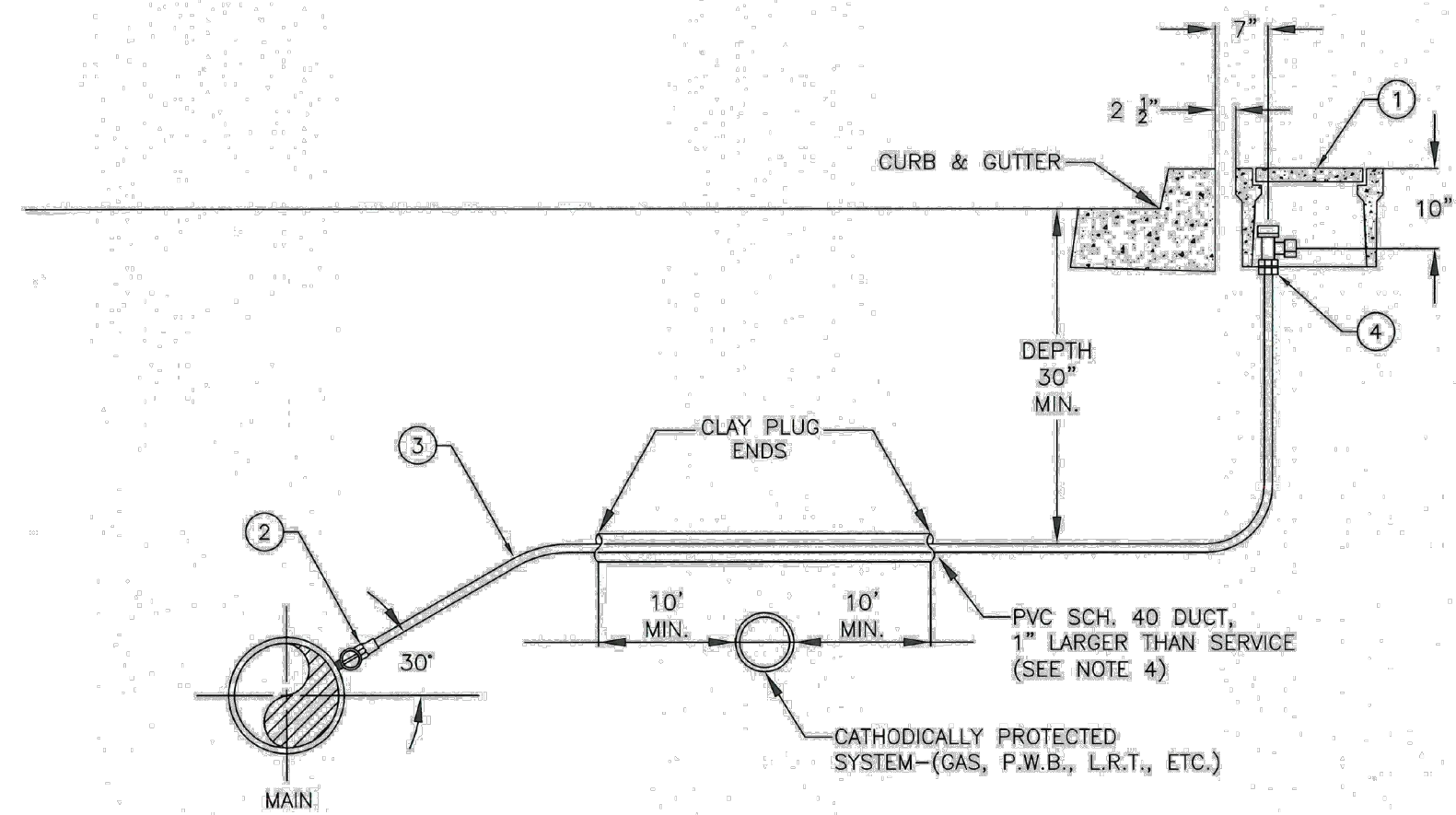
COMPOSITE SITE PLAN
DESIGN REVIEW

4
6



SEDIMENT FENCE





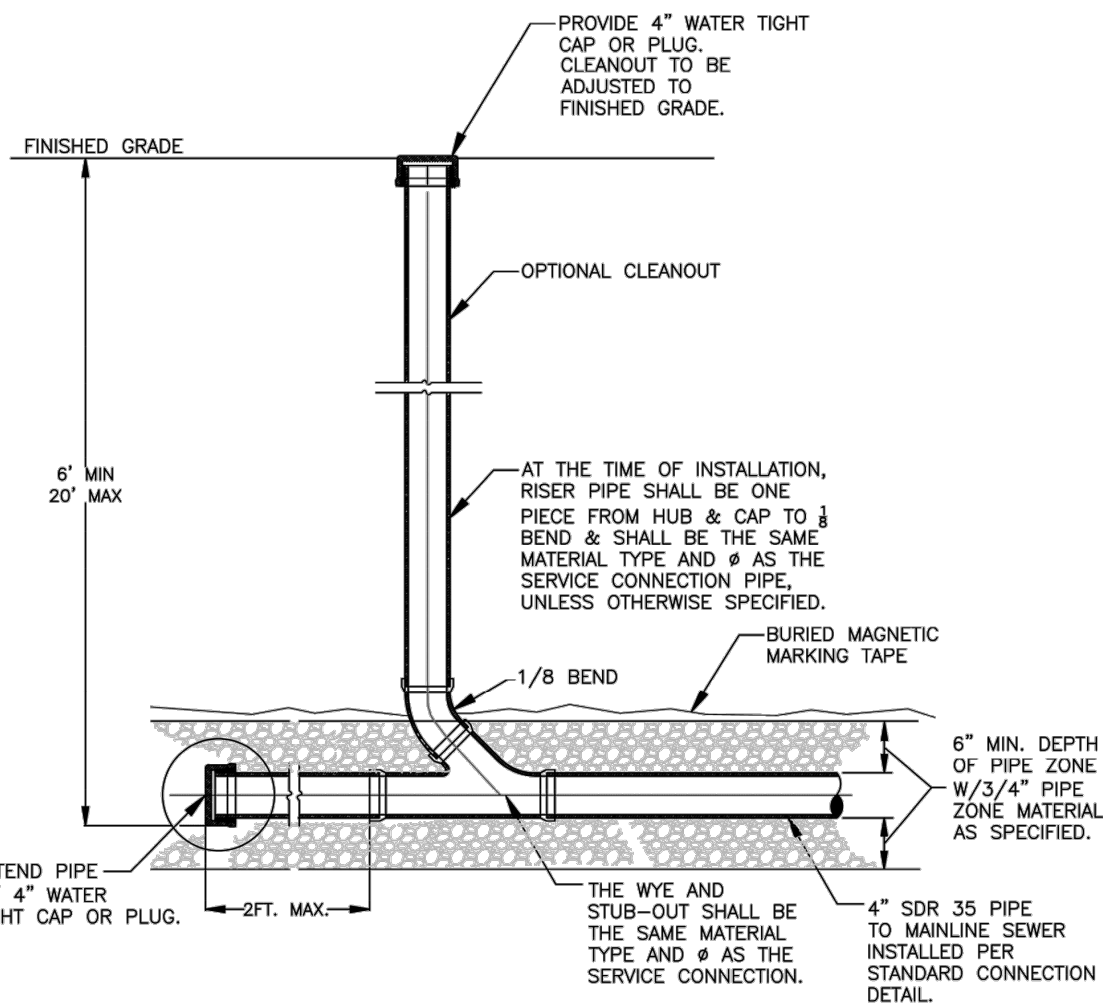
MATERIALS:

- METER BOX: DFW PLASTICS MODEL DFW486WBC4, OR APPROVED EQUAL
- CORPORATION STOP: MUELLER 1" B-25008 300 PSI BALL TYPE CORP, OR APPROVED EQUAL
- COPPER TUBING: 1" SEAMLESS SOFT TEMPER, TYPE "K", COMPLYING WITH ASTM B-88
- ANGLE STOP: MUELLER 1" B-24258 FULL PORT 300 PSI BALL VALVE NO LEAD ANGLE STOP, OR APPROVED EQUAL

NOTE:

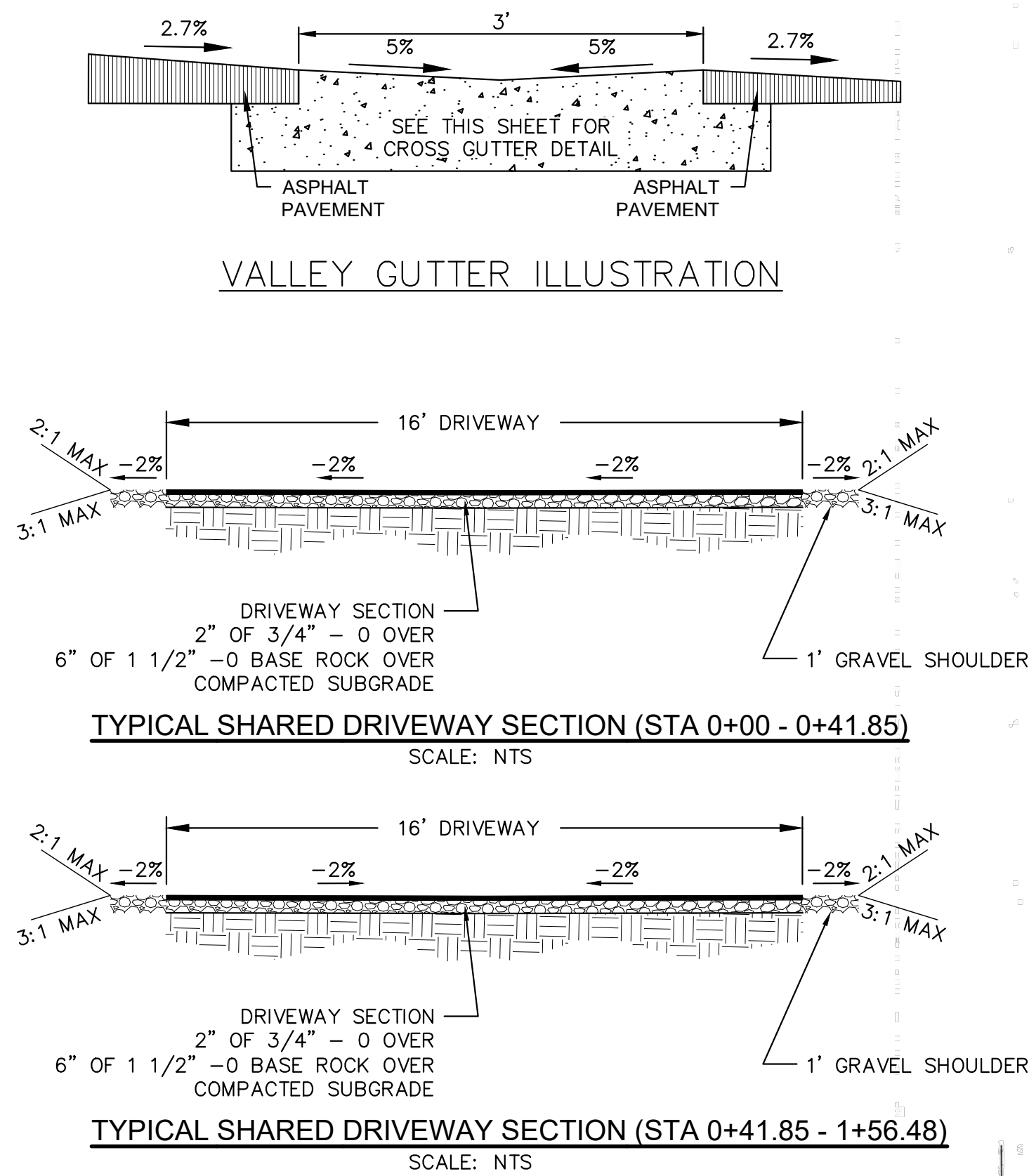
- MACHINE DRILL OR TAP, HAND DRILLING IS NOT ALLOWED.
- BACKFILL WITHIN PIPE AND STRUCTURE ZONE WITH 3/4" - 0" AGGREGATE BASE, COMPACT TO 95% MAX DENSITY AS DETERMINED BY AASHTO T-180.
- WHEN AN ACTIVE CATHODIC PROTECTED SYSTEM IS ENCOUNTERED, SCH. 40 PVC SHALL BE INSTALLED AS SHOWN WITH CLAY PLUG.
- METER BOX SHALL BE CENTERED OVER THE COMPLETED METER ASSEMBLY.
- SERVICE TAPS INTO MAIN SHOULD HAVE 18" MIN. SEPARATION ON CENTER.
- ANGLE METER STOPS SHALL BE 18" FROM ALL PROPERTY LINES AND NOT WITHIN A DRIVEWAY APPROACH.
- METERS SHALL BE LOCATED BEHIND SIDEWALKS OR PLACED IN PLANTER STRIPS. BOXES THAT HAVE TO BE PLACED IN SIDEWALKS NEED TO BE APPROVED BY THE CITY ENGINEER.

Standard Drawing No. WL-RD274
Effective Date: 09/07/19
City Engineer: [Signature]
Approved: [Signature]
West Linn
Public Works Department - STANDARD DRAWINGS
1100 West Linn Road, West Linn, OR 97140
Phone: 503-722-5500
www.westlinn.gov



- ALL PIPE AND FITTINGS SHALL BE ASTM D-3034, SDR 35.
- ON LOTS WITH EXISTING HOMES, CONTRACTOR SHALL INSTALL APPROVED HUBS AND CAPS FLUSH WITH FINISHED GRADE.
- CLEANOUTS SHALL NOT BE CONSTRUCTED SO THE CLEANOUTS CAP WILL END UP IN SIDEWALKS, STEPS OR DRIVEWAYS.

STANDARD CLEANOUT



TYPICAL SHARED DRIVEWAY SECTION (STA 0+00 - 0+41.85)
SCALE: NTS

TYPICAL SHARED DRIVEWAY SECTION (STA 0+41.85 - 1+56.48)
SCALE: NTS

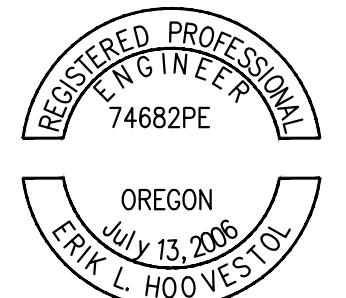
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			PROJECT NO. E24-029		



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DETAILS
DESIGN REVIEW



EXPIRES: 06/30/23
SIGNATURE DATE:

6
6