



# CITY OF West Linn

## STAFF REPORT FOR THE PLANNING COMMISSION

**FILE NUMBER:** MISC-25-04

**HEARING DATE:** December 17, 2025

**REQUEST:** One-Year Temporary Use Permit and One-Year extension for Sales Office located on Lot 20 of the Upper Midhill Estates Subdivision (17324 Hillside Drive)

**APPROVAL CRITERIA:** Community Development Code (CDC) Chapters 14, 35, 99.

**STAFF REPORT PREPARED BY:** Aaron Gudelj, Associate Planner

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## GENERAL INFORMATION

<b>APPLICANT:</b>	Razvan Mosu 3535 Factoria Blvd SE, Suite 600 Bellevue, WA 98006
<b>OWNER:</b>	Pulte Homes of Oregon, Inc 3535 Factoria Blvd SE, Suite 600 Bellevue, WA 98006
<b>SITE LOCATION:</b>	17324 Hillside Drive
<b>SITE SIZE:</b>	4,994 Square Feet
<b>COMP PLAN DESIGNATION:</b>	Medium Density Residential
<b>ZONING:</b>	R-4.5; Residential
<b>120-DAY RULE:</b>	The application became complete on October 22, 2025. The 120-day period therefore ends on February 19, 2026.
<b>PUBLIC NOTICE:</b>	Notice was mailed to property owners within 500 feet of the subject property and to all neighborhood associations on December 3, 2025. A sign was placed on the property on December 3, 2025. The notice was also posted on the City's website on December 3, 2025, and published in the West Linn Tidings on December 3, 2025. Therefore, public notice requirements of CDC Chapter 99 have been met.

## EXECUTIVE SUMMARY

The applicant requests a Temporary Use Permit for the operation of a sales office for one year plus a one-year extension on Lot 20 of the Upper Midhill Estates Subdivision (17324 Hillside Drive) for new home sales. Temporary Uses may be permitted in the underlying R-4.5 Residential Zone under prescribed conditions pursuant to CDC Chapter 14.050(4), with one additional renewal for no greater duration than the original approval CDC 35.050. The applicant will use the garage of the future home on Lot 20 of the Upper Midhill Estates subdivision. The garage/sales office will utilize parking onsite and on the vacant lot next door that is part of the



Upper Midhill Estates subdivision. Street parking will be used for any additional needed parking spaces.

**Public comments:**

No public comment was received at the time when this staff report was written.

## **RECOMMENDATION**

Staff recommends approval of application MISC-25-04, based on 1) the findings submitted by the applicant, which are incorporated by this reference, 2) supplementary staff findings included in the Addendum below, and 3) the addition of conditions of approval below. With these findings, the applicable approval criteria are met. The conditions are as follows:

1. **Site Plan.** With the exception of modifications required by these conditions, the project shall conform to the plans submitted as part of the Applicant Submittal in Exhibit PC-1.
2. **Engineering Standards.** All public improvements and facilities associated with the approved site design, including but not limited to street improvements, driveway approaches, curb cuts, utilities, grading, onsite and offsite stormwater, street lighting, easements, easement locations, and connections for future extension of utilities are subject to conformance with the City Municipal Code and Community Development Code. These must be designed, constructed, and completed prior to issuance of Certificate of Occupancy by the Building Official.



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

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

*CHAPTER 14*

*RESIDENTIAL, R-4.5*

*14.050 USES AND DEVELOPMENT PERMITTED UNDER PRESCRIBED CONDITIONS*

*The following uses are allowed in this zone under prescribed conditions:*

*(...)*

*4. Temporary uses, subject to the provisions of Chapter [35](#) CDC.*

*(...)*

**Staff Finding 1: This applicant has applied for a Temporary Use Permit under the provisions of CDC Chapter 35. Please see Staff Findings 2 to 11 for compliance with the prescribed conditions. The criteria are met.**

*35.030 TEMPORARY USE STANDARDS*

*A. Temporary uses shall be approved if they meet the following standards:*

*1. Sites accommodating a temporary use shall be appropriate for the proposed use, as determined by the approval authority with consideration of the following:*

*a. The proposed site shall have adequate parking and circulation space consistent with Chapter [46](#) CDC, Off-Street Parking, Loading and Reservoir Areas; safe ingress and egress consistent with Chapter [48](#) CDC, Access, Egress and Circulation; and adequate line of sight and vision clearance per Chapter [42](#) CDC, Clear Vision Areas.*

**Staff Finding 2: The site is appropriate to accommodate the proposed temporary use of a sales office. The proposed sales office will be located in the garage of the future single-family residential home to be built on Lot 20 of the Upper Midhill Estates subdivision (17324 Hillside Drive). CDC Chapter 46 does not require off-street parking. However, the applicant has indicated that parking will be utilized on the neighboring vacant lot (Lot 19) and will consist of three standard parking spaces and one ADA parking space.**

**The proposed sales office will utilize the curb cut between Lot 19 and Lot 20 for ingress and egress. The proposed location of the temporary use and parking will not compromise the lines of sight or clear vision areas. The criteria are met.**

*b. The proposed site shall have a paved or graveled surface sufficient to avoid dust generation and mud tracking from anticipated traffic or erosion control measures, consistent with Clackamas County Erosion Prevention and Sediment Control Planning and Design Manual, rev. 2008, and shall be used to keep any mud, sediment and dust on site.*



**Staff Finding 3: The parking area will be paved, and erosion control has been approved as part of the site development review permits associated with the subdivision. The criteria are met.**

*c. The proposed use shall conform to all applicable requirements of Chapter [27](#) CDC, Flood Management Areas; Chapter [28](#) CDC, Willamette and Tualatin River Protection; Chapter [32](#) CDC, Water Resource Area Protection; and other City regulations.*

**Staff Finding 4: The proposed use is not within a flood management area, within the Willamette or Tualatin River Protection Area, or within a Water Resource Area, environmental zone, or hazard area. Therefore, the criteria do not apply.**

*d. The proposed temporary use shall not be materially detrimental to the public welfare, or injurious to the property or improvements in the immediate vicinity.*

**Staff Finding 5: The temporary use will be a sales office within an attached garage of a future single-family residential home located within the subdivision. Staff finds the temporary use to be will not be materially detrimental to the public welfare, nor injurious to the property or improvements in the immediate vicinity. The criteria are met.**

*2. The approval authority may require that structures and trailers allowed as temporary uses for more than 60 days be screened from the view of occupants of any abutting residential and commercial structures, consistent with Chapter [44](#) CDC, unless the applicant demonstrates that such screening is not needed.*

**Staff Finding 6: The proposed sales office is located within an attached garage of a future single-family residential home. No additional screening measures are required. The criteria are met.**

*3. Drop boxes, trailers, or structures that serve a similar function are allowed, consistent with subsection A of this section, for registered nonprofit, religious or benevolent groups, orders or associations, when they are proposed to be located in General Commercial, Office Business Center, Campus Industrial, General Industrial, or Neighborhood Commercial districts.*

*Drop boxes and structures serving a similar function, not including trailers, shall not exceed seven feet in height or have a footprint of more than 25 square feet on a single site. Their color shall be limited to earth tones.*

**Staff Finding 7: The applicant does not propose any drop boxes. The criteria do not apply.**

*4. The property owner has authorized the proposed temporary use in writing.*

**Staff Finding 8: The property owner has authorized and signed the application form. The criteria are met.**



*B. The approval authority may attach conditions to any temporary use approval as needed to achieve compliance with the applicable standards of this section or otherwise protect public health, safety, and welfare.*

**Staff Finding 9: Staff has found the proposal to be compliant with the applicable standards of this section and two Conditions of Approval are recommended to protect public health, safety, and welfare. The criteria are met.**

#### *35.050 DURATION OF TEMPORARY USES*

*Temporary uses may be allowed for no more than one year, with one additional renewal for no greater duration than the original approval, except as follows:*

*A. Construction trailers and associated parking and staging areas beyond the site approved for the associated development may be allowed for the duration of active construction projects.*

*B. Drop boxes, structures serving a similar function, and trailers authorized under CDC 35.030(A) will be allowed indefinitely, but they will be revoked if they are unused or abandoned for a period of 60 days or if material is not contained by the drop box or trailer and allowed to accumulate outside of the drop box, structure, or trailer.*

*Upon revocation of the approval, the applicant shall be responsible for removing the drop box, structure, or trailer unless it is abandoned; in that case, removal shall be the responsibility of the property owner.*

**Staff Finding 10: The applicant is requesting a one-year temporary use permit in addition to the additional year extension. The criteria are met.**

#### *Chapter 99: Procedures for Decision-Making: Quasi-Judicial*

##### *99.080 NOTICE*

*Notice shall be given in the following ways:*

*A. Class A Notice. Notice of proposed action or a development application pursuant to CDC 99.060 shall be given by the Director in the following manner:*

*1. At least 20 days prior to the scheduled hearing date notice shall be sent by mail to:*

*a. The applicant or the applicant's agent, and the property owner of record on the most recent property tax assessment roll where such property is located.*

*b. All property owners of record on the most recent property tax assessment roll where such property is located within 500 feet of the site.*

*c. Any affected governmental agency which has entered into an intergovernmental agreement with the City which includes provision for such notice; plus, where applicable, the Oregon Department of Transportation, Tri-Met, neighboring local jurisdictions, Clackamas County Department of Transportation and Development, and Metro.*

*d. The affected recognized neighborhood association or citizens advisory committee.*

*e. For a hearing on appeal or review, all parties and persons with standing described in CDC 99.140 to an appeal or petition for review.*



*2. At least 10 days prior to the hearing or meeting date, notice shall be given in a newspaper of general circulation in the City. An affidavit of publication shall be made part of the administrative record.*

*a. Decisions pursuant to CDC 99.060(A), Planning Director authority, are exempt from the requirements of this subsection.*

*3. At least 10 days prior to the hearing or meeting date, the Planning Director shall cause a sign to be placed on the property which is the subject of the decision or, if the property does not have frontage on a public street, adjacent to the nearest public street frontage in plain view and shall state, "This property is the subject of a land use decision," with the type of use or request indicated. If the application is not located adjacent to a through street, then an additional sign shall be posted on the nearest through street.*

*5. The Director shall cause an affidavit of mailing of notice and posting of notice to be filed and made part of the administrative record.*

**Staff Finding 11: Notice was mailed on December 5, 2025, to the applicant, all property owners of record within 500 feet, and the Robinwood Neighborhood Association. Notice was published in the West Linn Tidings on December 5, 2025. A sign was posted on Lot 20 where the temporary sales office is currently located on December 5, 2025. The affidavit of mailing of notice has been produced and can be found in Exhibit PC-4. The criteria are met.**



## **PC-1 APPLICANT SUBMITTAL**



## DEVELOPMENT REVIEW APPLICATION

For Office Use Only			
STAFF CONTACT	Aaron Gudelj	PROJECT NO(S)	MISC-25-04
NON-REFUNDABLE FEE(S)		REFUNDABLE DEPOSIT(S)	PRE-APPLICATION NO.
\$330 + \$3,500		TOTAL	\$3,830

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

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

**Site Location/Address:**

17324 Hillside Drive, West Linn/OR/97068

**Assessor's Map No.:**

Tax Lot(s): 21E14CA00200

Total Land Area: 4,994 sf

**Brief Description of Proposal:**

Build a temporary sales office inside the garage of lot 20 (model home)

**Applicant Name\*:** Razvan Mosu

Address: 3535 Factoria Blvd SE, Suite 600  
City State Zip: Bellevue, WA, 98006

Phone: 425-216-3407

Email: rmosu@pulte.com

**Owner Name** (required): Pulte Homes of Oregon, Inc

Address: 3535 Factoria Blvd SE, Suite 600  
City State Zip: Bellevue, WA, 98006

Phone: 425-216-3407

Email: rmosu@pulte.com

**Consultant Name:**

Address:

City State Zip:

N/A

Phone:

Email:

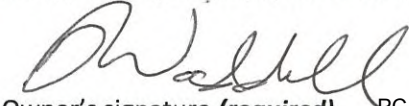
1. Application fees are non-refundable (excluding deposit). Applications with deposits will be billed monthly for time and materials above the initial deposit. **\*The applicant is financially responsible for all application costs.**
2. All information provided with the application is considered a public 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.

  
Applicant's Signature

08/18/25  
Date

Page 9 of 30

  
Owner's signature (required)

PC Staff Report Date 8-18-25



Chene Blanc

Lot 20, 17324 Hillside Dr, Permit No: 935-25-000479-DWL

Building permit request for a temporary sales center

Hello,

We wish to apply for a building permit for a temporary sales center inside the garage of Lot 20 (17324 Hillside Dr, Permit No: 935-25-000479-DWL). The sales center will consist of (1) display space at the front and (2) sales office at the back of the garage. These spaces will be achieved by erecting temporary partition walls. There will be no structural changes to the approved plans for lot 20.

The sales center will be active throughout the construction and sales period of the community. Once the community is sold out the partition walls will be removed and the space will become a 2-car garage.

Please let us know if we need to provide any additional information. Thank you.

Respectfully,

Razvan S. Mosu

Division Project Manager  
Architectural Services - PNW Division

**Office:** 425 / 216-3407

[rmosu@pulte.com](mailto:rmosu@pulte.com)

[www.pultegroup.com](http://www.pultegroup.com)



Chene Blanc

Lot 20, 17324 Hillside Dr, Permit No: 935-25-000479-DWL

Temporary sales center approval criteria

Based on Chapter 35 of the CDC, we believe that our application should be considered for review and approval for the following reasons:

- The sales center will have a temporary parking lot next to it, on lot 19. The parking lot will have 3 parking stalls plus one ADA stall
- Circulation space between the parking lot and the model home/sales center will be facilitated over the newly built sidewalk in front of the two lots (19 and 20)
- The parking lot will be paved with asphalt, while the sidewalk will be concrete.
- Because it is located inside the garage of lot 20, the sales office already complies with all erosion control measures as approved in the permit no: 935-25-000479-DWL and 935-25-000479-SD-01
- We, Pulte Homes of Oregon INC, authorize the construction of the sales office

Please let us know if we need to provide any additional information. Thank you.

Respectfully,

Razvan S. Mosu

Division Project Manager  
Architectural Services - PNW Division

**Office:** 425 / 216-3407

[rmosu@pulte.com](mailto:rmosu@pulte.com)

[www.pultegroup.com](http://www.pultegroup.com)



**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: Razvan Mosu  
Address: 3535 Factoria Blvd SE, Bellevue, WA, 98006  
Phone: 425-216-3407  
Email: rmosu@pulte.com  
Site Address: 17324 Hillside Dr  
City: West Linn, OR, 97068  
Map & Tax Lot #: 21E14CA00200  
Business Name: Pulte Homes of Oregon, Inc  
Land Use/Building Jurisdiction: West Linn  
Land Use/ Building Permit # 935-25-000479-DWL

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**

**Build a temporary sales office inside the garage of the model home of the Chene Blanc single family homes development in the City of West Linn**

**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 # 2025-0165  
Permit Type: SPP-West Linn  
Submittal Date: 9-5-25  
Assigned To: DFM Arn  
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**

[Signature]  
Fire Marshal or Designee

9-10-25  
Date

Conditions: See approved fire service plan.

See Attached Conditions: ☐ Yes ☒ No

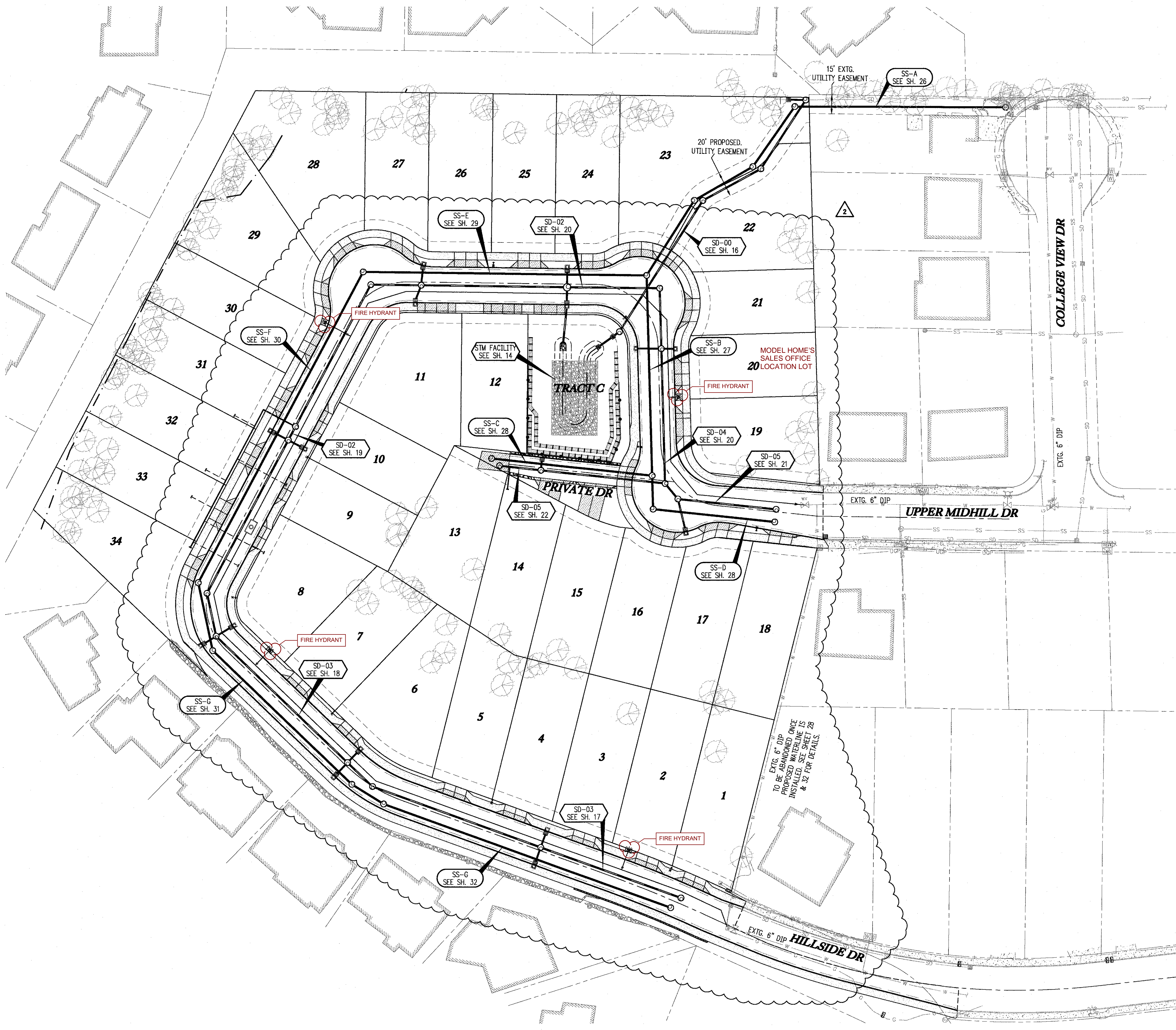
Site Inspection Required: ☐ Yes ☒ No

**This section used when site inspection is required**

Inspection Comments:

Final TVFR Approval Signature & Emp ID \_\_\_\_\_ Date \_\_\_\_\_





SCALE: 1" = 40'

**UTILITY PLAN LEGEND**

SD	EXISTING STORM SEWER & MANHOLE
SD	EXISTING STORM SEWER & INLET
SS	EXISTING SANITARY SEWER & MANHOLE
W	EXISTING WATERLINE & SERVICE
W	EXISTING WATER VALVE & BOX
G	EXISTING GAS LINE
SS	EXISTING SANITARY CLEAN OUT
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN DITCH INLET
	PROPOSED STORM COMBINATION CURB INLET
	PROPOSED STORM CURB INLET
	PROPOSED STORM LATERAL
	PROPOSED SANITARY SEWER & MANHOLE
	PROPOSED SANITARY LATERAL
	PROPOSED WATER LINE
	WATER SERVICE & METER
	PROPOSED FIRE HYDRANT
	PROPOSED STREET LIGHT
	PROPOSED PRESSURE REDUCING VALVE AND VAULT

**TVF&R**  
Tualatin Valley  
Fire & Rescue  
APPROVED PLANS  
APPROVAL OF PLANS IS NOT AN APPROVAL  
OF OMISSIONS OR OVERSIGHTS.  
  
Jason A. Marshall  
Deputy Fire Marshal  
TVF&R Permit# 2025-0165  
FD Notes: Sales business  
office approval.

CITY OF  
**West Linn**  
ENGINEERING  
**APPROVED**  
DATE 3/1/21 BY JP

THIS PLAN REVIEW APPROVAL  
DOES NOT PREVENT THE FIELD  
INSPECTOR FROM REQUIRING  
FURTHER CODE CORRECTIONS.

**CHENE BLANC SUBDIVISION**  
**34 LOT SUBDIVISION**  
**TAX MAP 2S1E14CA**  
**TAX LOT 200**  
**WEST LINN, OREGON**

**COMPOSITE UTILITY PLAN**

REVISIONS	
NO.	DESCRIPTION
1	05/2018 1ST SUBMITTAL
2	08/2018 2ND SUBMITTAL
3	09/2019 NO FACILITY REVISION
4	11/2020 ROAD SECTION/GRADING REVISION 1ST SUB
5	02/2021 ROAD SECTION/GRADING REVISION 2ND SUB

**EMERIO**  
ENGINEERING • SURVEYING • DESIGN  
6446 SW FALLBROOK PLACE, SUITE 100  
BEAVERTON, OREGON 97008  
TEL: (503) 746-8812  
FAX: (503) 659-9562  
www.emeriodesign.com

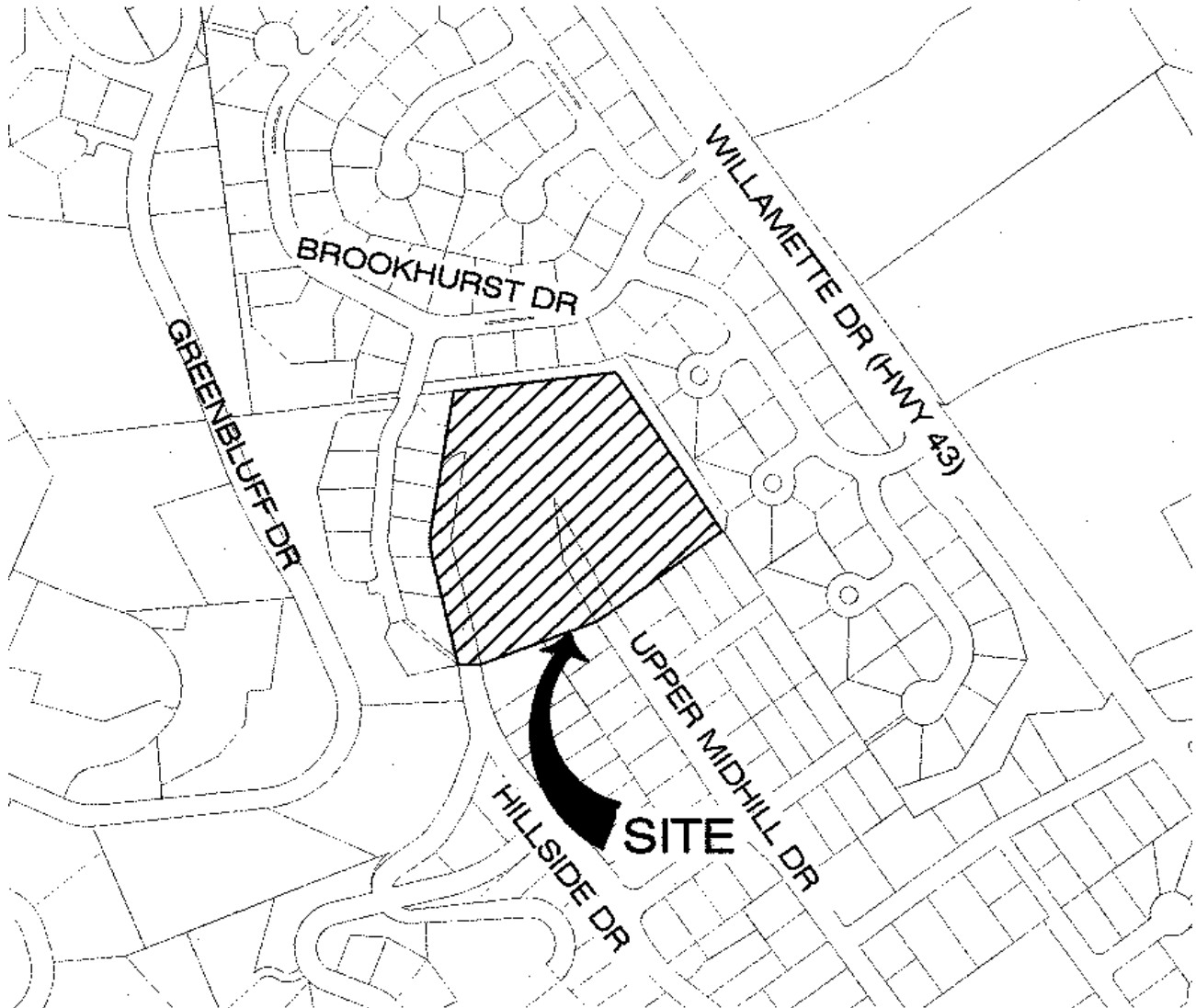
ERIC DANIEL EVANS  
EXPIRES: 12/31/2021

SHEET  
**12**  
OF  
**38**

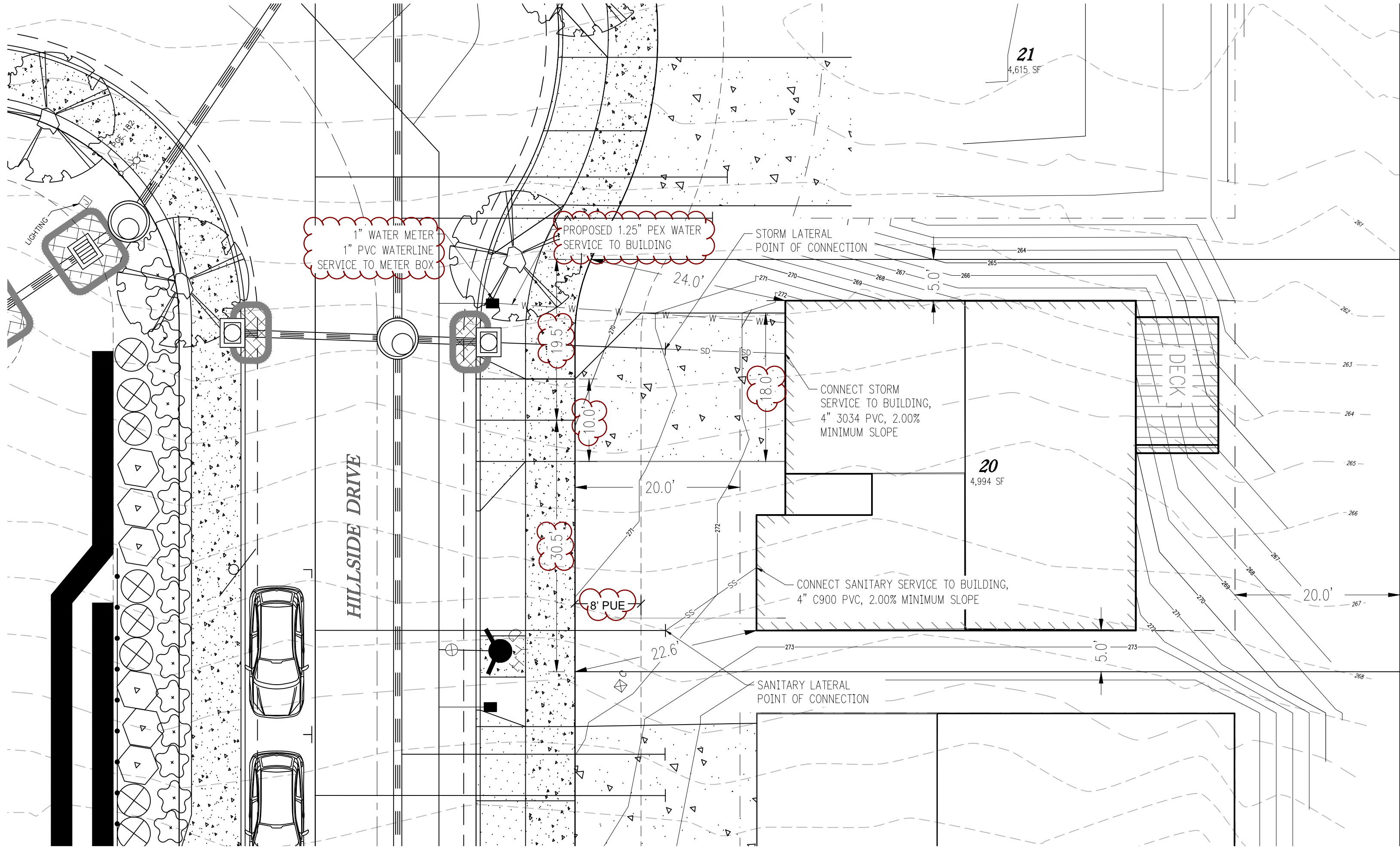
FILE: P:\523-001 chene blanc subdivision\dwg\civ\523-001\_12.dwg, Layout: 12 COMPOSITE UTILITY PLAN, Plot Date: 2/25/2021 1:27 PM, by Tyler Korb



# VICINITY MAP







LOT 20 SITE PLAN

SCALE: 1" = 10'

LOT 20 IMPERVIOUS AREA SUMMARY

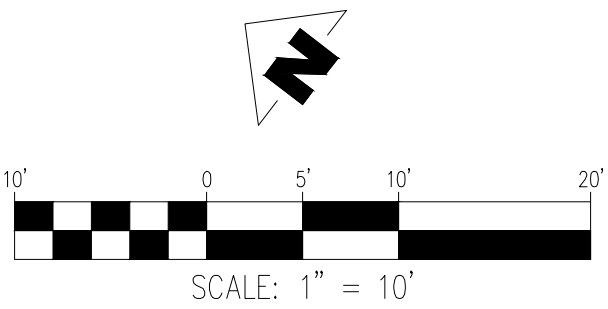
TOTAL EXISTING	=	0,000 SF	(0.00 AC)
PROPOSED PRIVATE PROPERTY	=	2,533 SF	(0.06 AC)
REMOVED PRIVATE PROPERTY	=	0,000 SF	(0.00 AC)
TOTAL PROPOSED	=	2,533 SF	(0.06 AC)

LOT 20 SITE AREAS

PR. DRIVEWAY	427 SF
PR. ROOF	2,075 SF
PR. ONSITE SIDEWALK	31 SF
PR. OPEN SPACE/ LANDSCAPING	2,622 SF

LOT 20 SITE DATA

SETBACKS	CRITERIA	CODE	PROPOSED
	FRONT YARD	20 FEET	22.0 FEET
	INTERIOR SIDE YARD	5 FEET	5.0 FEET
	STREET SIDE YARD	15 FEET	N/A
	REAR YARD	20 FEET	22.0 FEET
MAX. BUILDING HEIGHT (CDC 41.020)		35 FEET	29.1 FEET
MAX. LOT COVERAGE		40%	38%
F.A.R.		45%	41%

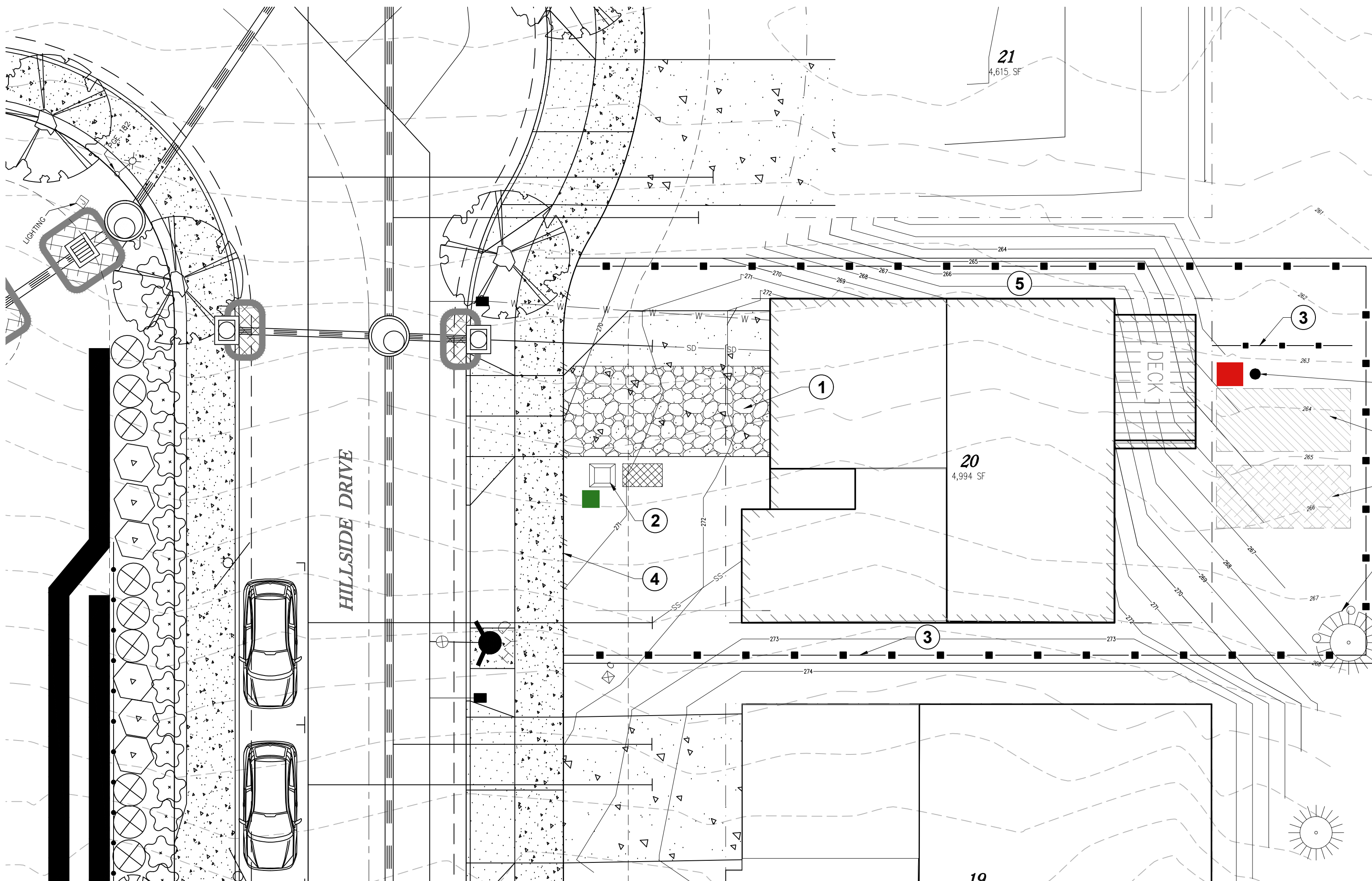


NO.	DATE	DESCRIPTION



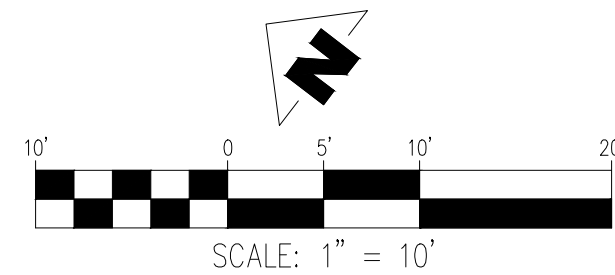
STANDARD NOTES:

1. WHEN RAINFALL AND RUNOFF OCCURS, A KNOWLEDGEABLE AND EXPERIENCED PERSON IN THE PRINCIPLES, PRACTICES, INSTALLATION, AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS WHO WORKS FOR THE PERMITEE MUST PROVIDE DAILY INSPECTIONS OF THE EROSION AND SEDIMENT CONTROLS AND DISCHARGE OUTFALLS.
2. CONSTRUCTION ACTIVITIES MUST AVOID OR MINIMIZE EXCAVATION AND CREATION OF BARE GROUND FROM OCTOBER 1 THROUGH MAY 31ST EACH YEAR.
3. DURING WET WEATHER PERIOD, TEMPORARY STABILIZATION OF THE SITE MUST OCCUR AT THE END OF EACH WORK DAY.
4. SEDIMENT CONTROLS MUST BE INSTALLED AND MAINTAINED ON ALL DOWN GRADIENT SIDES OF THE CONSTRUCTION SITE AT ALL TIMES DURING CONSTRUCTION. THEY MUST REMAIN IN PLACE UNTIL PERMANENT VEGETATION OR OTHER PERMANENT COVERING OF EXPOSED SOIL IS ESTABLISHED.
5. ALL ACTIVE INLETS MUST HAVE SEDIMENT CONTROLS INSTALLED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
6. SIGNIFICANT AMOUNTS OF SEDIMENT THAT LEAVES THE SITE MUST BE CLEANED UP WITHIN 24 HOURS AND PLACED BACK ON THE SITE AND STABILIZED OR PROPERLY DISPOSED. THE CAUSE OF THE SEDIMENT RELEASE MUST BE FOUND AND PREVENTED FROM CAUSING A RECURRENCE OF THE DISCHARGE WITHIN THE SAME 24 HOURS. ANY IN-STREAM CLEAN UP OF SEDIMENT SHALL BE PERFORMED ACCORDING TO THE OREGON DEPARTMENT OF STATE LANDS REQUIRED TIME FRAME.
7. SEDIMENT MUST NOT BE INTENTIONALLY WASHED INTO STORM SEWERS, DRAINAGE WAYS, OR WATER BODIES.
8. SEDIMENT MUST BE REMOVED FROM BEHIND ALL SEDIMENT CONTROL MEASURES WHEN IT HAS REACHED A HEIGHT OF 1/3-RD THE BARRIER HEIGHT AND PRIOR TO THE CONTROL MEASURES REMOVAL.
9. CLEANING OF ALL STRUCTURES WITH SUMPS MUST OCCUR WHEN THE SEDIMENT RETENTION CAPACITY HAS BEEN REDUCED BY 50% AND AT COMPLETION OF PROJECT.
10. ANY USE OF TOXIC OR OTHER HAZARDOUS MATERIALS MUST INCLUDE PROPER STORAGE, APPLICATION, AND DISPOSAL.
11. THE PERMITEE MUST PROPERLY MANAGE HAZARDOUS WASTES, USED OILS, CONTAMINATED SOILS, CONCRETE WASTE, SANITARY WASTE, LIQUID WASTE, OR OTHER TOXIC SUBSTANCES DISCOVERED OR GENERATED DURING CONSTRUCTION.
12. THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS. NUTRIENT RELEASES FROM FERTILIZERS TO SURFACE WATERS MUST BE MINIMIZED. TIME RELEASE FERTILIZERS SHOULD BE USED AND CARE SHOULD BE MADE IN APPLICATION OF FERTILIZERS WITHIN ANY WATER WAY RIPARIAN ZONE.
13. OWNER OR DESIGNATED PERSON SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES, IN ACCORDANCE WITH CURRENT CLEAN WATER SERVICES STANDARDS AND STATE, AND FEDERAL REGULATIONS.
14. PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BOUNDARIES OF THE CLEARING LIMITS, VEGETATED BUFFERS, AND ANY SENSITIVE AREAS SHOWN ON THIS PLAN SHALL BE CLEARLY DELINEATED IN THE FIELD. UNLESS OTHERWISE APPROVED, NO DISTURBANCE IS PERMITTED BEYOND THE CLEARING LIMITS. THE OWNER/PERMITEE MUST MAINTAIN THE DELINEATION FOR THE DURATION OF THE PROJECT. NOTE: VEGETATED CORRIDORS TO BE DELINEATED WITH ORANGE CONSTRUCTION FENCE OR APPROVED EQUAL.
15. PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BMPs THAT MUST BE INSTALLED ARE GRAVEL CONSTRUCTION ENTRANCE, PERIMETER SEDIMENT CONTROL, AND INLET PROTECTION. THESE BMPs MUST BE MAINTAINED FOR THE DURATION OF THE PROJECT.
16. IF VEGETATIVE SEED MIXES ARE SPECIFIED, SEEDING MUST TAKE PLACE NO LATER THAN SEPTEMBER 15<sup>TH</sup>; THE TYPE AND PERCENTAGES OF SEED IN THE MIX ARE AS IDENTIFIED ON THE PLANS OR AS SPECIFIED BY THE DESIGN ENGINEER.
17. WATERTIGHT TRUCKS MUST BE USED TO TRANSPORT SATURATED SOILS FROM THE CONSTRUCTION SITE. AN APPROVED EQUIVALENT IS TO DRAIN THE SOIL ON SITE AT A DESIGNATED LOCATION USING APPROPRIATE BMPs; SOIL MUST BE DRAINED SUFFICIENTLY FOR MINIMAL SPILLAGE.
18. ALL PUMPING OF SEDIMENT LADEN WATER MUST BE DISCHARGED OVER AN UNDISTURBED, PREFERABLY VEGETATED AREA, AND THROUGH A SEDIMENT CONTROL BMP (I.E. FILTER BAG). THE ESC PLAN MUST BE KEPT ONSITE. ALL MEASURES SHOWN ON THE PLAN MUST BE INSTALLED PROPERLY TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER A SURFACE WATER SYSTEM, ROADWAY, OR OTHER PROPERTIES.
19. THE ESC MEASURES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE MEASURES SHALL BE UPGRADED AS NEEDED TO MAINTAIN COMPLIANCE WITH ALL REGULATIONS.
21. WRITTEN ESC LOGS ARE SUGGESTED TO BE MAINTAINED ONSITE AND AVAILABLE TO DISTRICT INSPECTORS UPON REQUEST.
22. IN AREAS SUBJECT TO WIND EROSION, APPROPRIATE BMPs MUST BE USED, WHICH MAY INCLUDE THE APPLICATION OF FINE WATER SPRAYING, PLASTIC SHEETING, MULCHING, OR OTHER APPROVED MEASURES.
23. ALL EXPOSED SOILS MUST BE COVERED, AT END OF BUSINESS DAY, DURING WET WEATHER PERIOD, FROM OCTOBER 1 – MAY 31.



LOT 20 EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 10'

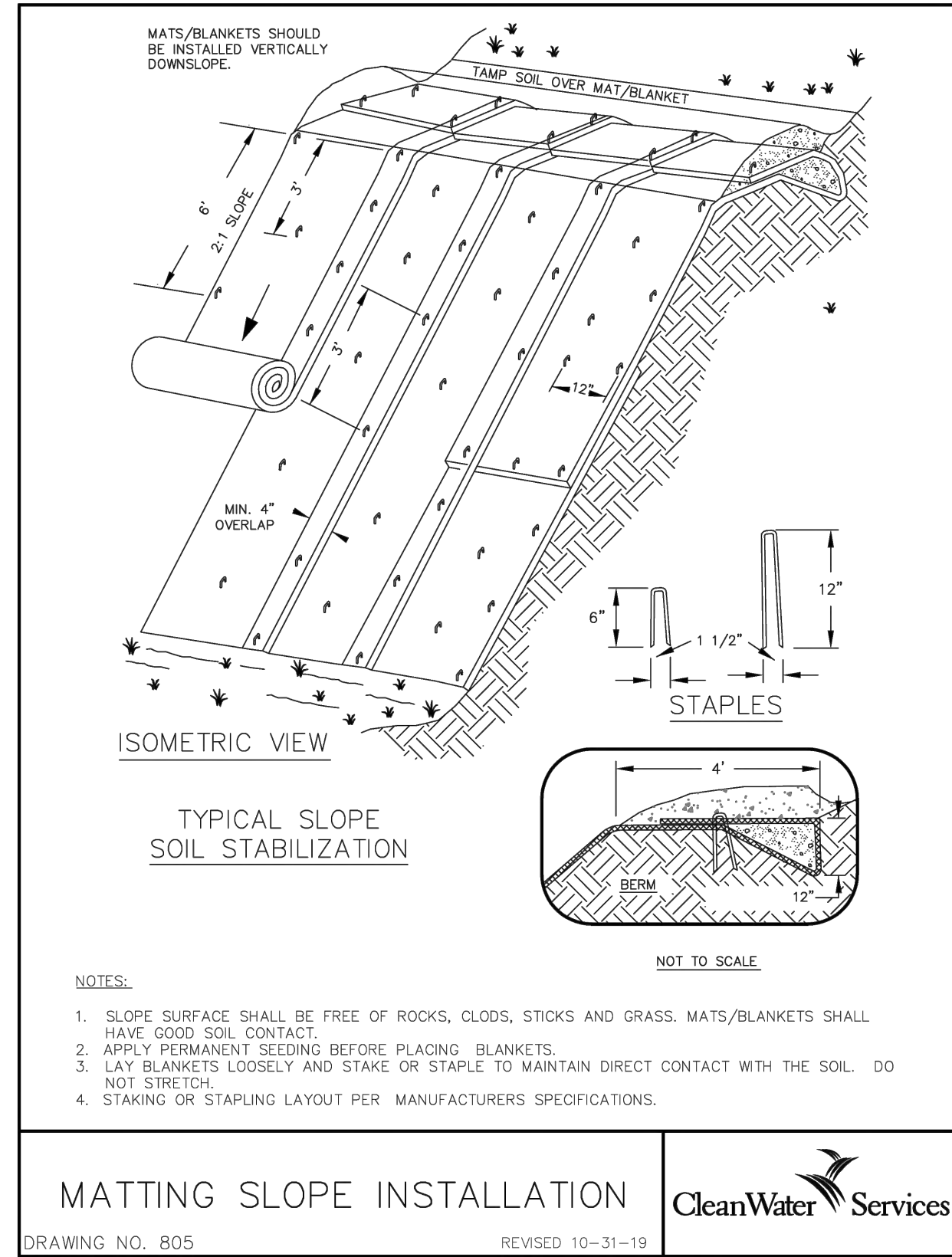


CONSTRUCTION NOTES:

1. INSTALL CONSTRUCTION ENTRANCE, PER C.W.S DWG NO. 855
2. INSTALL CONCRETE WASHOUT PER C.W.S DWG NO. 900
3. INSTALL SEDIMENT FENCE, PER C.W.S DWG NO. 875
4. INSTALL ORANGE CONSTRUCTION FENCE
5. INSTALL SLOPE MATTING AS NEEDED PER C.W.S DWG NO. 805

LEGEND

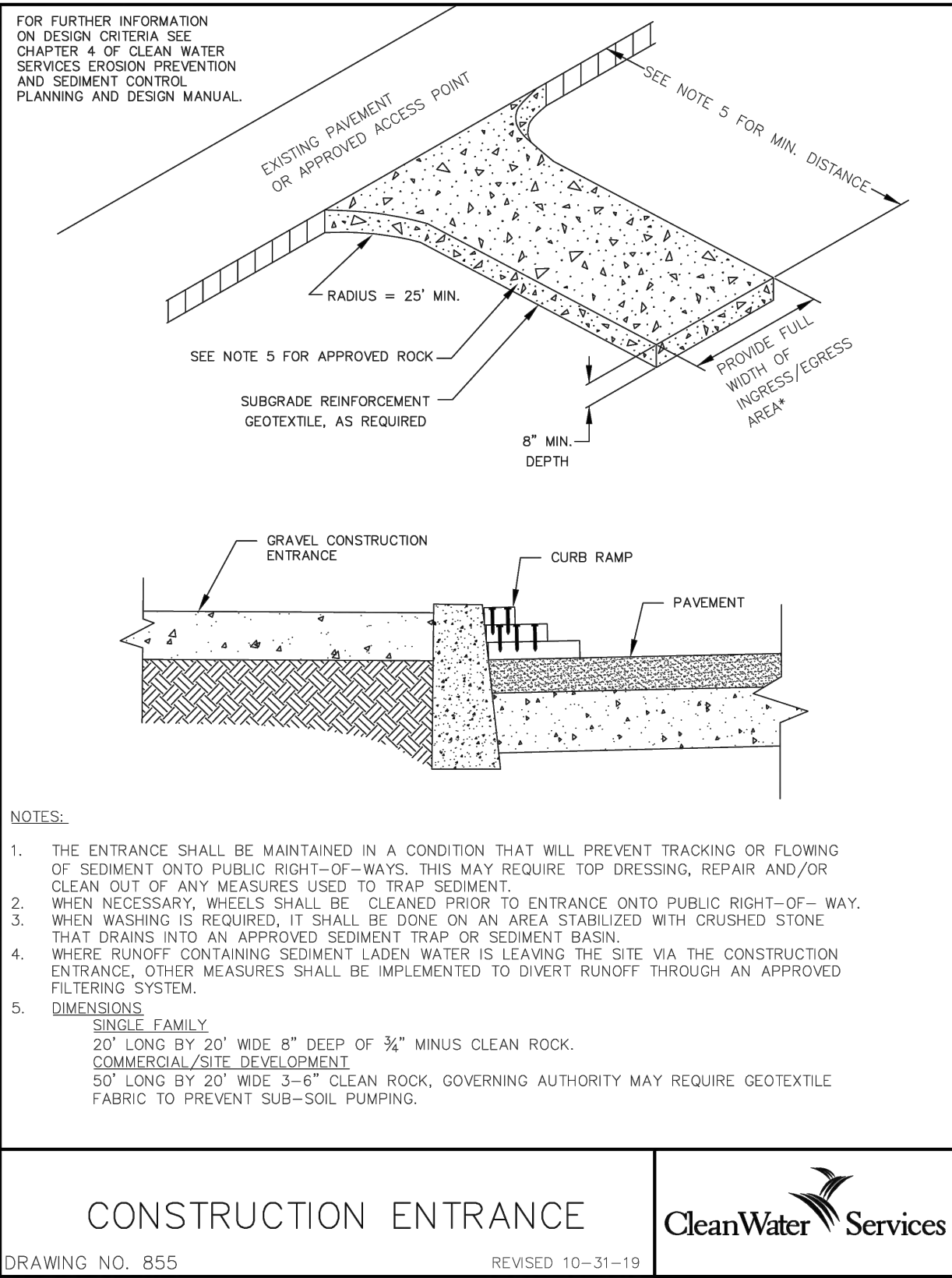
- BOUNDARY OF SITE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SILT FENCE
- TREE PROTECTION FENCING
- LIMITS OF ESCP AREA OF CONTROL (ORANGE CONSTRUCTION FENCING)
- DIRECTION OF STORMWATER FLOW
- STAGING AREA – FOR MATERIALS, FUEL (GAS AND OIL), AND EQUIPMENT
- STOCKPILE AREA (COVER WITH PLASTIC SHEETING, AS NECESSARY)
- GRAVEL CONSTRUCTION ENTRANCE
- BIOFILTER BAGS SURROUNDING SILTSACK-LINED CATCH BASIN
- BIO-FILTER BAG
- CONCRETE WASHOUT
- CONNEX
- SANITARY STATION
- SPILL KIT
- TRASH BIN, WITH COVER



MATting SLOPE INSTALLATION

DRAWING NO. 805

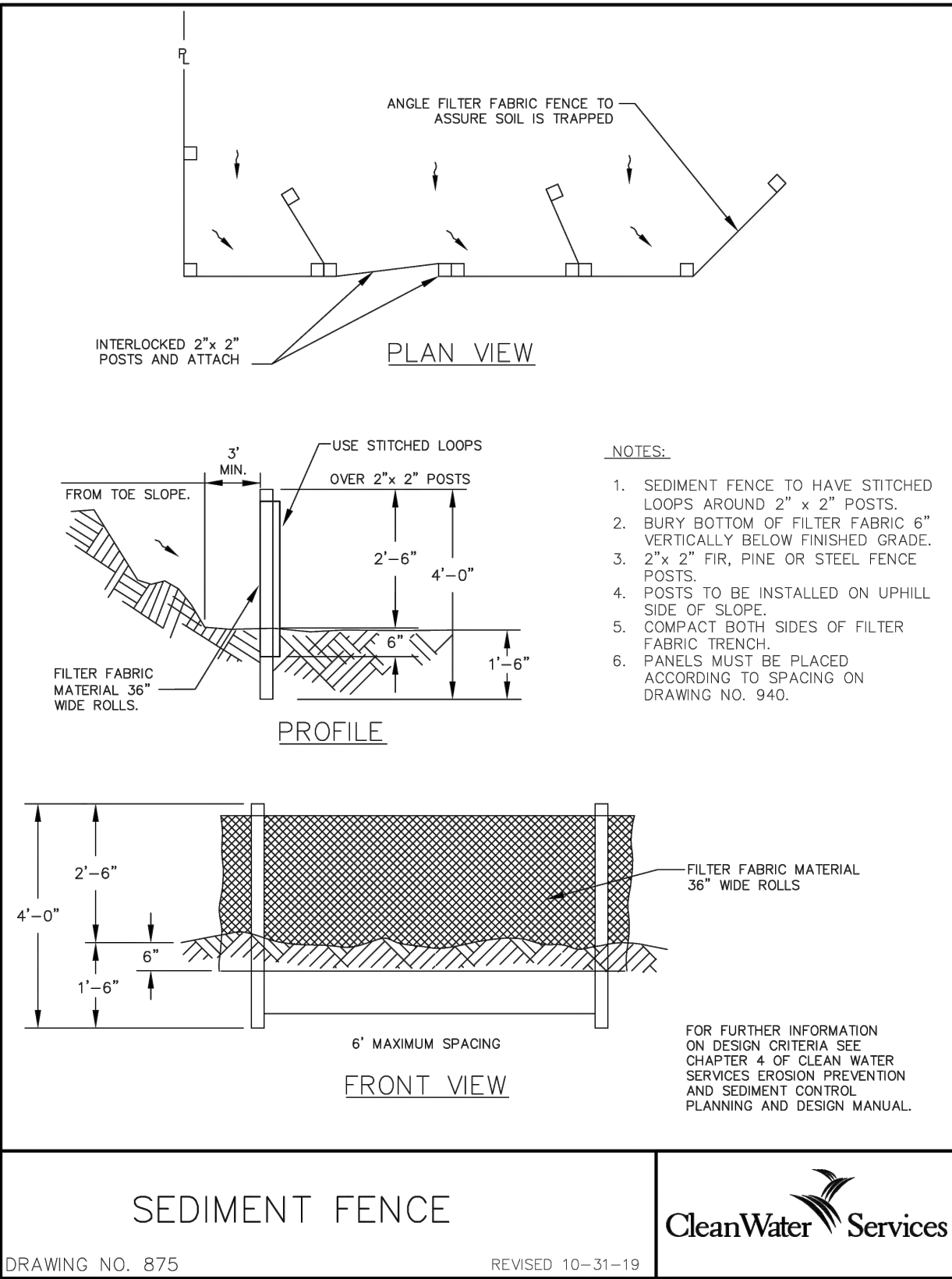
REVISED 10-31-19



CONSTRUCTION ENTRANCE

DRAWING NO. 855

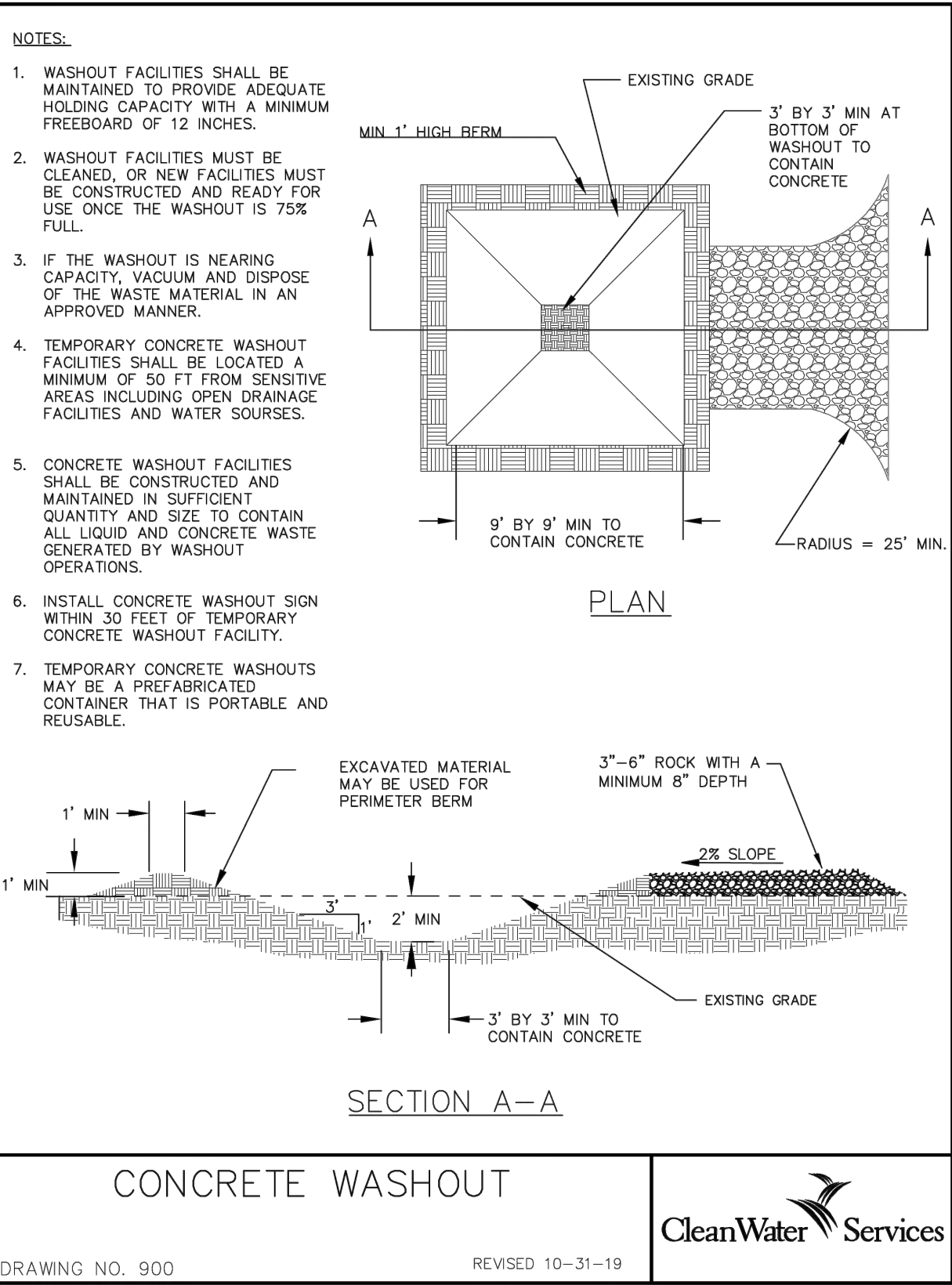
REVISED 10-31-19



SEDIMENT FENCE

DRAWING NO. 875

REVISED 10-31-19



CONCRETE WASHOUT

DRAWING NO. 900

REVISED 10-31-19



PULTE GROUP  
17697 HILLSIDE DRIVE  
LAKE OSWEGO, OR 97034

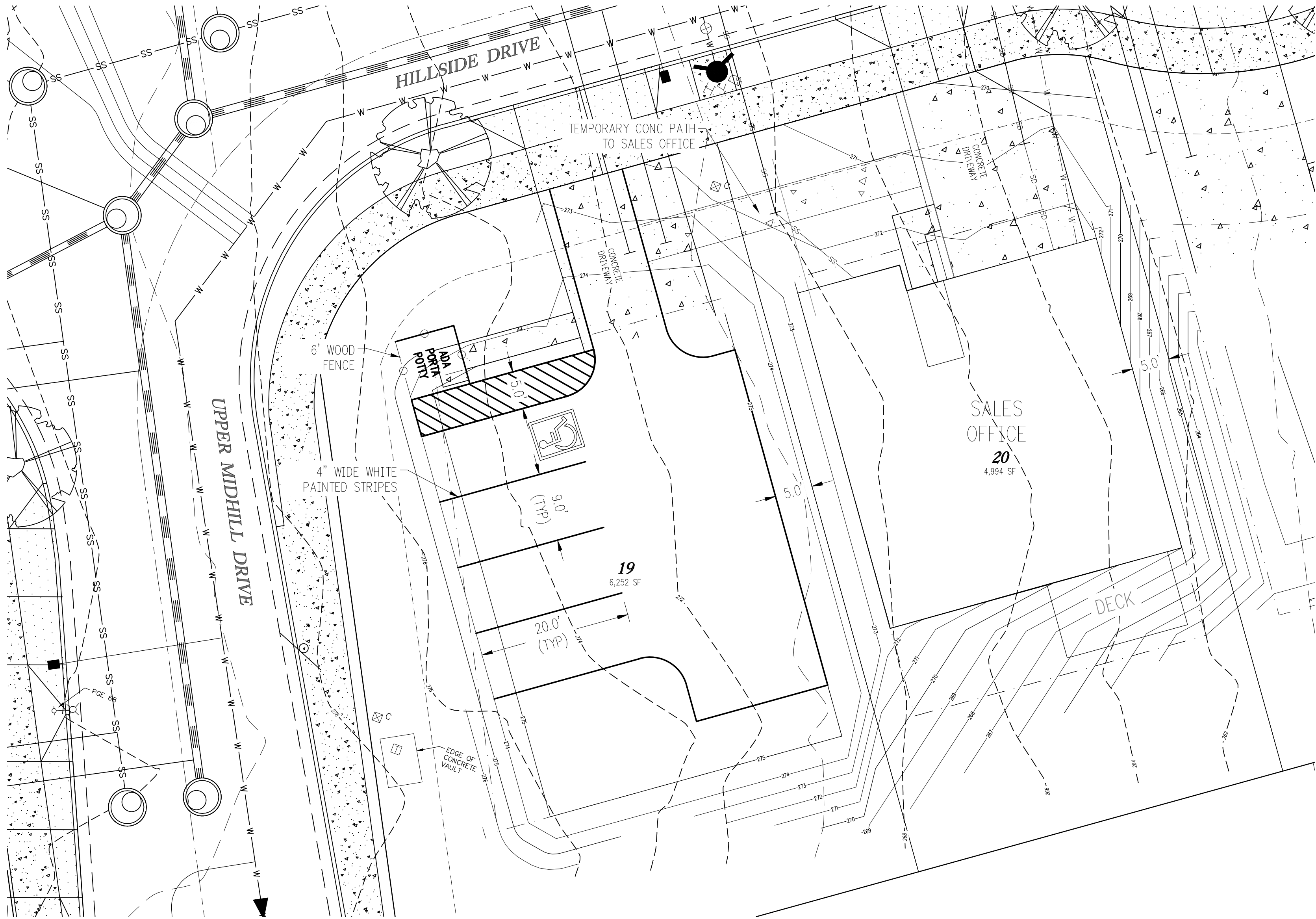
LOT 1 EROSION & SEDIMENT CONTROL PLAN

REVISIONS		DESCRIPTION
NO.	DATE	

**EMERIO**  
ENGINEERING • SURVEYING • DESIGN  
6446 SW FALLBROOK PLACE, SUITE 100  
BEAVERTON, OREGON 97008  
TEL: (503) 746-9812  
FAX: (503) 639-9592  
www.emeriodesign.com

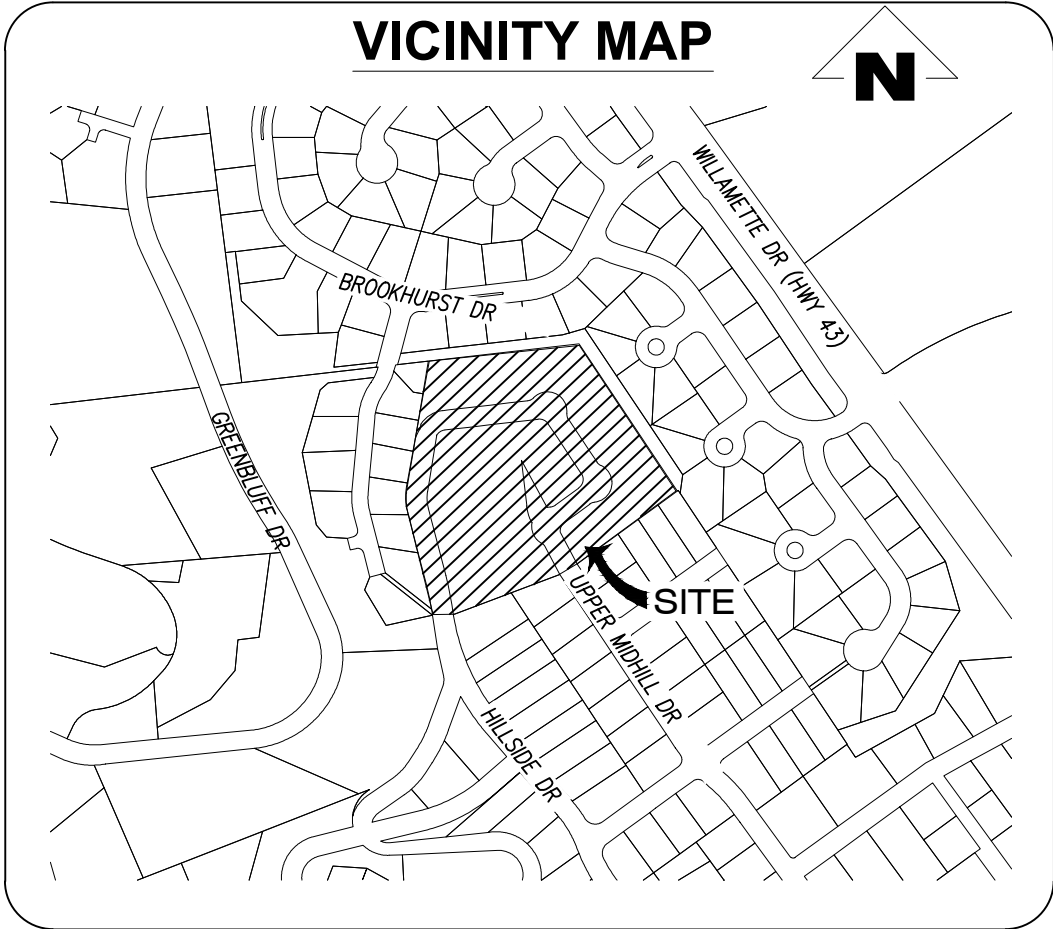
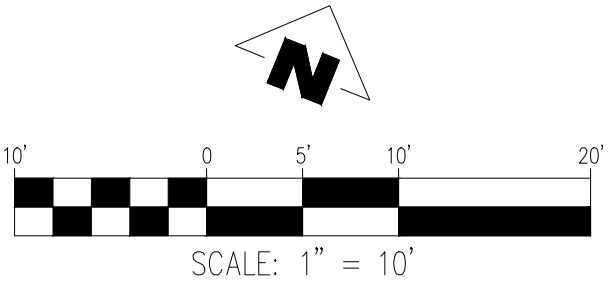
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**02**





LOT 19 SITE PLAN

SCALE: 1" = 10'



CHENE BLANC SUBDIVISION  
17312 HILLSIDE DRIVE  
WEST LINN, OR 97068

LOT 19 EXHIBIT

REVISIONS

NO.	DATE	DESCRIPTION

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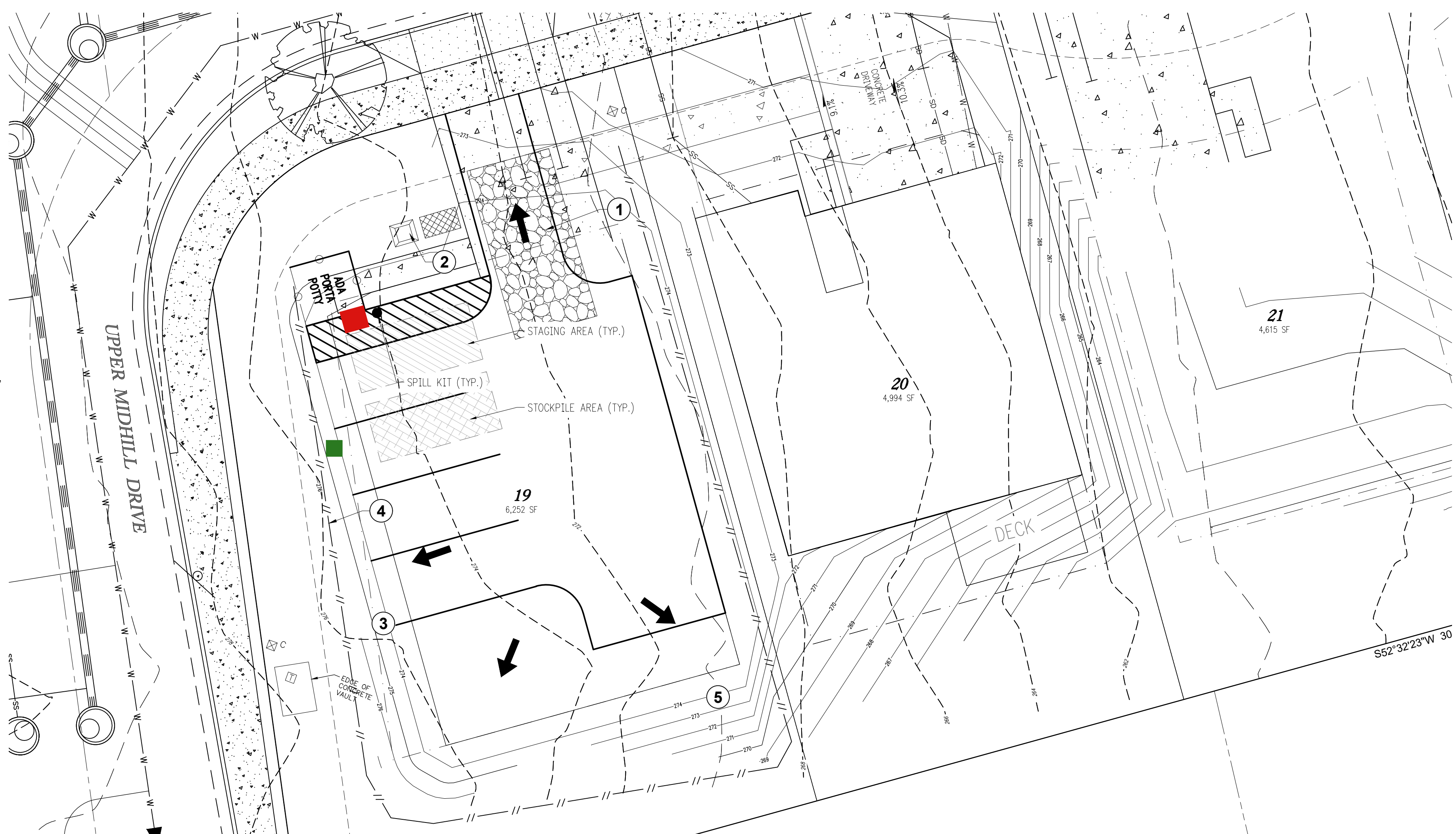
644659 VALUENETWORK.ORG/SOURCES/A00  
12/1/2025 10:00:00 AM  
TEL: (603) 746-9812  
FAX: (603) 639-9592  
www.emeriodesign.com

SHEET  
**01**  
OF  
**02**



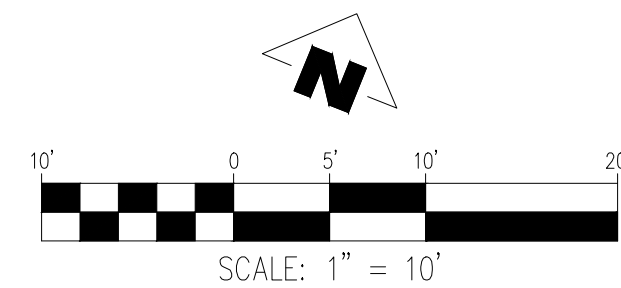
STANDARD NOTES:

1. WHEN RAINFALL AND RUNOFF OCCURS, A KNOWLEDGEABLE AND EXPERIENCED PERSON IN THE PRINCIPLES, PRACTICES, INSTALLATION, AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS WHO WORKS FOR THE PERMITTEE MUST PROVIDE DAILY INSPECTIONS OF THE EROSION AND SEDIMENT CONTROLS AND DISCHARGE OUTFALLS.
2. CONSTRUCTION ACTIVITIES MUST AVOID OR MINIMIZE EXCAVATION AND CREATION OF BARE GROUND FROM OCTOBER 1 THROUGH MAY 31ST EACH YEAR.
3. DURING WET WEATHER PERIOD, TEMPORARY STABILIZATION OF THE SITE MUST OCCUR AT THE END OF EACH WORK DAY.
4. SEDIMENT CONTROLS MUST BE INSTALLED AND MAINTAINED ON ALL DOWN GRADIENT SIDES OF THE CONSTRUCTION SITE AT ALL TIMES DURING CONSTRUCTION. THEY MUST REMAIN IN PLACE UNTIL PERMANENT VEGETATION OR OTHER PERMANENT COVERING OF EXPOSED SOIL IS ESTABLISHED.
5. ALL ACTIVE INLETS MUST HAVE SEDIMENT CONTROLS INSTALLED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
6. SIGNIFICANT AMOUNTS OF SEDIMENT THAT LEAVES THE SITE MUST BE CLEANED UP WITHIN 24 HOURS AND PLACED BACK ON THE SITE AND STABILIZED OR PROPERLY DISPOSED. THE CAUSE OF THE SEDIMENT RELEASE MUST BE FOUND AND PREVENTED FROM CAUSING A RECURRENCE OF THE DISCHARGE WITHIN THE SAME 24 HOURS. ANY IN-STREAM CLEAN UP OF SEDIMENT SHALL BE PERFORMED ACCORDING TO THE OREGON DEPARTMENT OF STATE LANDS REQUIRED TIME FRAME.
7. SEDIMENT MUST NOT BE INTENTIONALLY WASHED INTO STORM SEWERS, DRAINAGE WAYS, OR WATER BODIES.
8. SEDIMENT MUST BE REMOVED FROM BEHIND ALL SEDIMENT CONTROL MEASURES WHEN IT HAS REACHED A HEIGHT OF 1/3-RD THE BARRIER HEIGHT AND PRIOR TO THE CONTROL MEASURES REMOVAL.
9. CLEANING OF ALL STRUCTURES WITH SUMPS MUST OCCUR WHEN THE SEDIMENT RETENTION CAPACITY HAS BEEN REDUCED BY 50% AND AT COMPLETION OF PROJECT.
10. ANY USE OF TOXIC OR OTHER HAZARDOUS MATERIALS MUST INCLUDE PROPER STORAGE, APPLICATION, AND DISPOSAL.
11. THE PERMITTEE MUST PROPERLY MANAGE HAZARDOUS WASTES, USED OILS, CONTAMINATED SOILS, CONCRETE WASTE, SANITARY WASTE, LIQUID WASTE, OR OTHER TOXIC SUBSTANCES DISCOVERED OR GENERATED DURING CONSTRUCTION.
12. THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS. NUTRIENT RELEASES FROM FERTILIZERS TO SURFACE WATERS MUST BE MINIMIZED. TIME RELEASE FERTILIZERS SHOULD BE USED AND CARE SHOULD BE MADE IN APPLICATION OF FERTILIZERS WITHIN ANY WATER WAY RIPARIAN ZONE.
13. OWNER OR DESIGNATED PERSON SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES, IN ACCORDANCE WITH CURRENT CLEAN WATER SERVICES STANDARDS AND STATE, AND FEDERAL REGULATIONS.
14. PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BOUNDARIES OF THE CLEARING LIMITS, VEGETATED BUFFERS, AND ANY SENSITIVE AREAS SHOWN ON THIS PLAN SHALL BE CLEARLY DELINEATED IN THE FIELD. UNLESS OTHERWISE APPROVED, NO DISTURBANCE IS PERMITTED BEYOND THE CLEARING LIMITS. THE OWNER/PERMITTEE MUST MAINTAIN THE DELINEATION FOR THE DURATION OF THE PROJECT. NOTE: VEGETATED CORRIDORS TO BE DELINEATED WITH ORANGE CONSTRUCTION FENCE OR APPROVED EQUAL.
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16. IF VEGETATIVE SEED MIXES ARE SPECIFIED, SEEDING MUST TAKE PLACE NO LATER THAN SEPTEMBER 1ST; THE TYPE AND PERCENTAGES OF SEED IN THE MIX ARE AS IDENTIFIED ON THE PLANS OR AS SPECIFIED BY THE DESIGN ENGINEER.
17. WATERTIGHT TRUCKS MUST BE USED TO TRANSPORT SATURATED SOILS FROM THE CONSTRUCTION SITE. AN APPROVED EQUIVALENT IS TO DRAIN THE SOIL ON SITE AT A DESIGNATED LOCATION USING APPROPRIATE BMPs; SOIL MUST BE DRAINED SUFFICIENTLY FOR MINIMAL SPILLAGE.
18. ALL PUMPING OF SEDIMENT LADEN WATER MUST BE DISCHARGED OVER AN UNDISTURBED, PREFERABLY VEGETATED AREA, AND THROUGH A SEDIMENT CONTROL BMP (I.E. FILTER BAG).
19. THE ESC PLAN MUST BE KEPT ONSITE. ALL MEASURES SHOWN ON THE PLAN MUST BE INSTALLED PROPERLY TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER A SURFACE WATER SYSTEM, ROADWAY, OR OTHER PROPERTIES.
20. THE ESC MEASURES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE MEASURES SHALL BE UPGRADED AS NEEDED TO MAINTAIN COMPLIANCE WITH ALL REGULATIONS.
21. WRITTEN ESC LOGS ARE SUGGESTED TO BE MAINTAINED ONSITE AND AVAILABLE TO DISTRICT INSPECTORS UPON REQUEST.
22. IN AREAS SUBJECT TO WIND EROSION, APPROPRIATE BMPs MUST BE USED, WHICH MAY INCLUDE THE APPLICATION OF FINE WATER SPRAYING, PLASTIC SHEETING, MULCHING, OR OTHER APPROVED MEASURES.
23. ALL EXPOSED SOILS MUST BE COVERED, AT END OF BUSINESS DAY, DURING WET WEATHER PERIOD, FROM OCTOBER 1 – MAY 31.



LOT 19 EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 10'

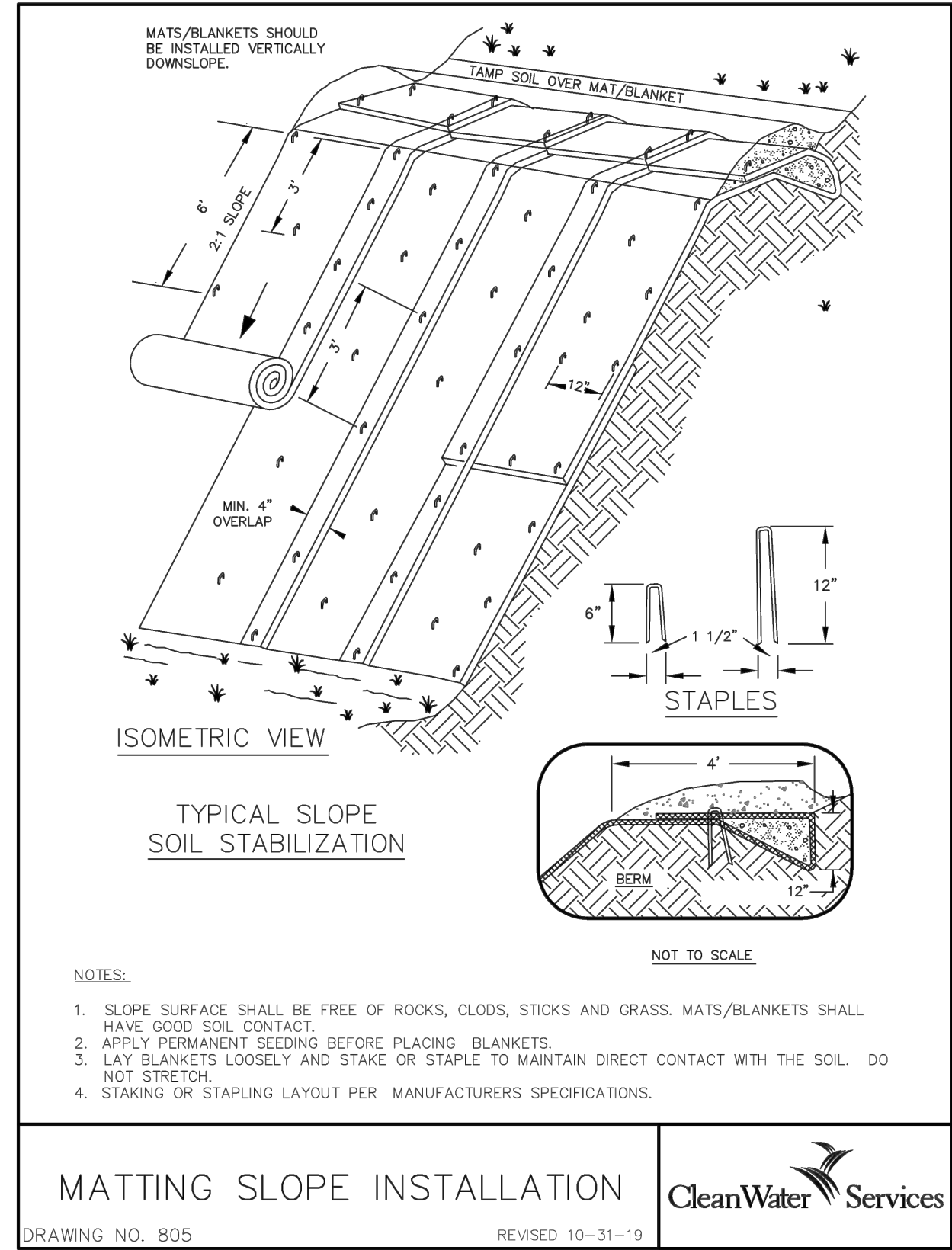


CONSTRUCTION NOTES:

1. INSTALL CONSTRUCTION ENTRANCE, PER C.W.S DWG NO. 855
2. INSTALL CONCRETE WASHOUT PER C.W.S DWG NO. 900
3. INSTALL SEDIMENT FENCE, PER C.W.S DWG NO. 875
4. INSTALL ORANGE CONSTRUCTION FENCE
5. INSTALL SLOPE MATTING AS NEEDED PER C.W.S DWG NO. 805

LEGEND

- BOUNDARY OF SITE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SILT FENCE
- TREE PROTECTION FENCING
- LIMITS OF ESCP AREA OF CONTROL (ORANGE CONSTRUCTION FENCING)
- DIRECTION OF STORMWATER FLOW
- STAGING AREA – FOR MATERIALS, FUEL (GAS AND OIL), AND EQUIPMENT
- STOCKPILE AREA (COVER WITH PLASTIC SHEETING, AS NECESSARY)
- GRAVEL CONSTRUCTION ENTRANCE
- BIOFILTER BAGS SURROUNDING SILTSACK-LINED CATCH BASIN
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- CONCRETE WASHOUT
- CONNEX
- SANITARY STATION
- SPILL KIT
- TRASH BIN, WITH COVER



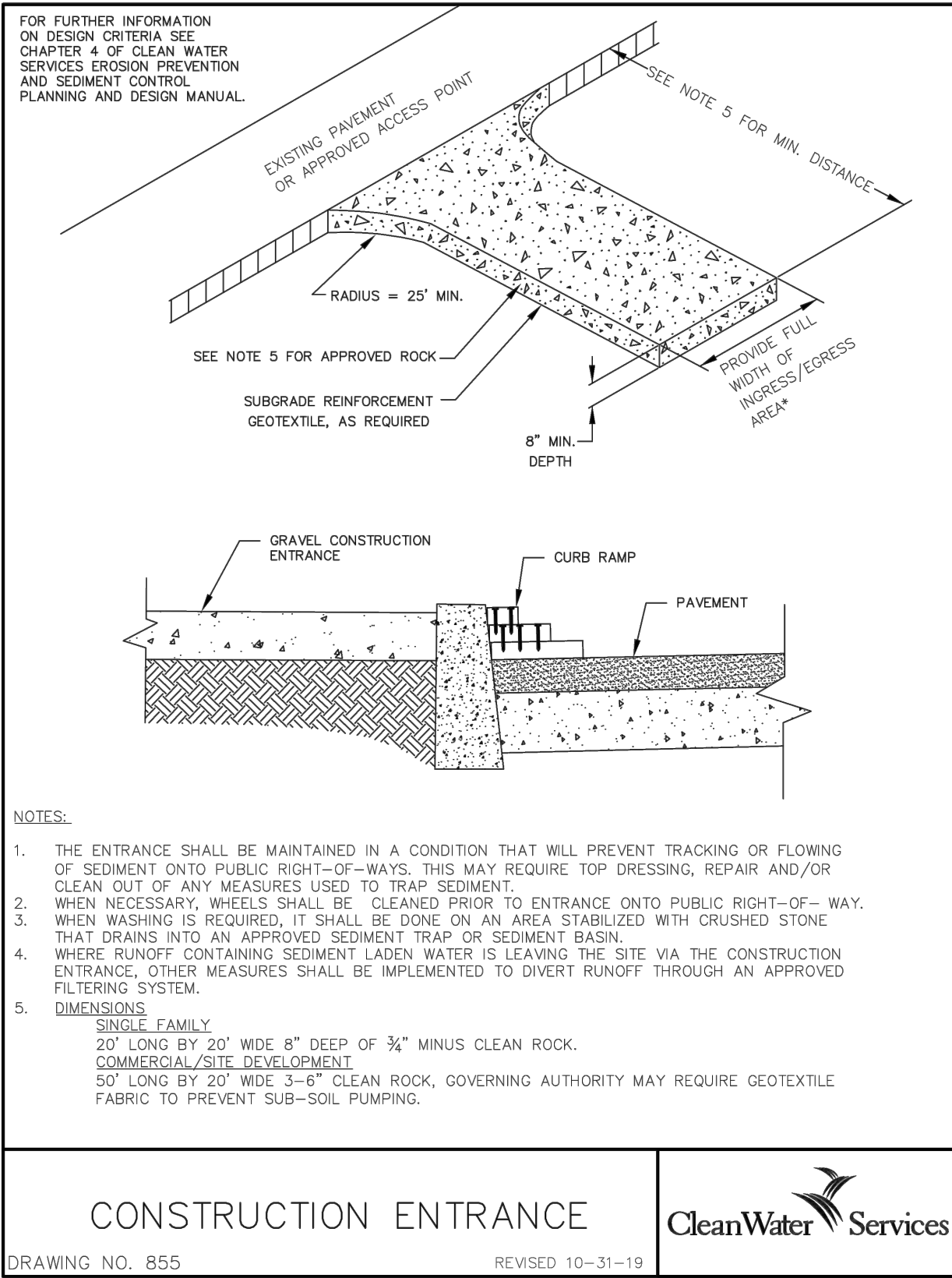
NOTES:

1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
4. STAKING OR STAPLING LAYOUT PER MANUFACTURERS SPECIFICATIONS.

MATting SLOPE INSTALLATION

DRAWING NO. 805

REVISED 10-31-19



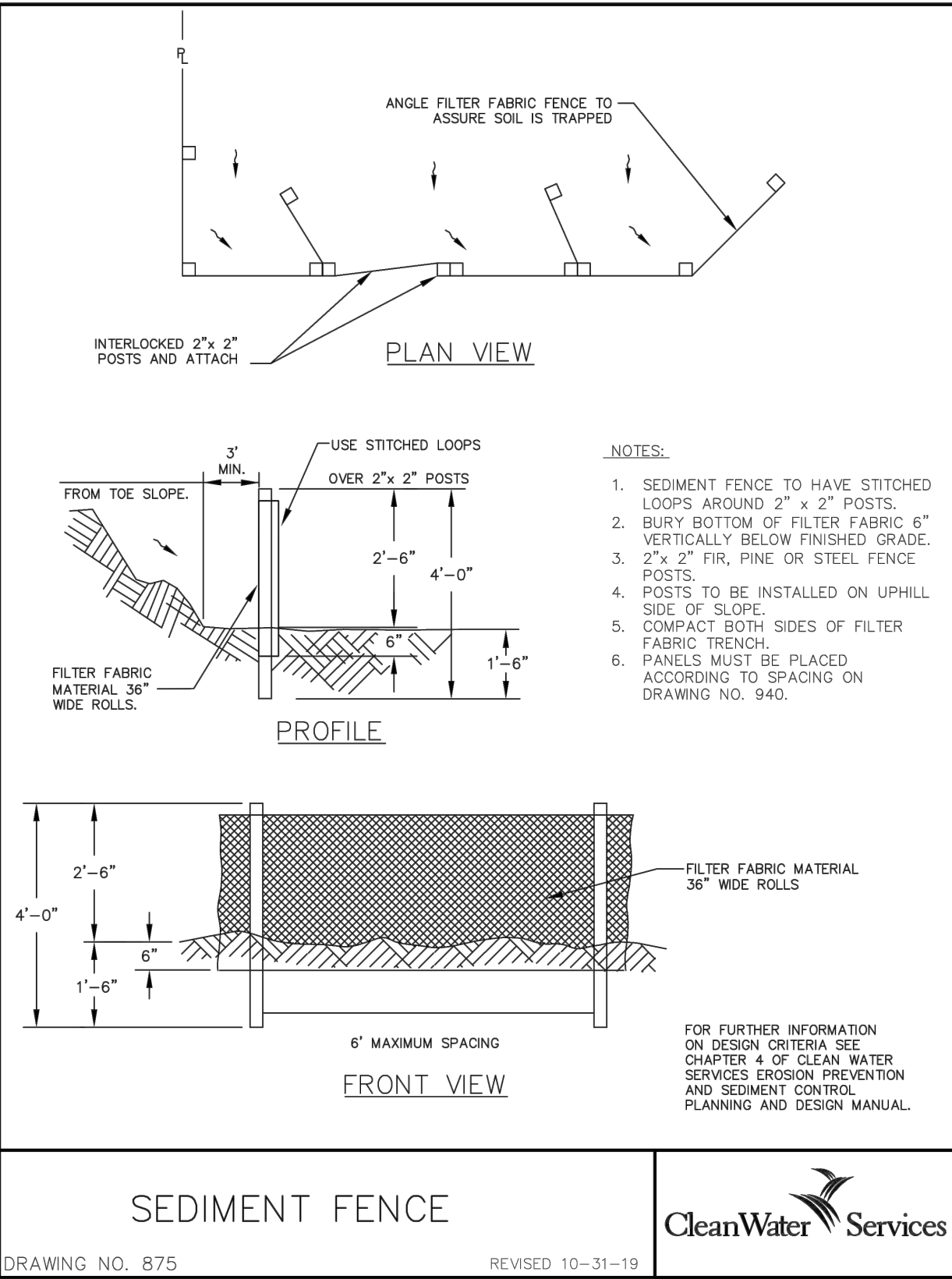
NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. WHERE RUNOFF CONTAINING SEDIMENT LADEN WATER IS LEAVING THE SITE VIA THE CONSTRUCTION ENTRANCE, OTHER MEASURES SHALL BE IMPLEMENTED TO DIVERT RUNOFF THROUGH AN APPROVED FILTERING SYSTEM.
5. DIMENSIONS:
  - SINGLE FAMILY:
    - 20' LONG BY 20' WIDE 6" DEEP OF 3/4" MINUS CLEAN ROCK.
  - COMMERCIAL/SITE DEVELOPMENT:
    - 50' LONG BY 20' WIDE 3'-6" CLEAN ROCK. GOVERNING AUTHORITY MAY REQUIRE GEOTEXTILE FABRIC TO PREVENT SUB-SOIL PUMPING.

CONSTRUCTION ENTRANCE

DRAWING NO. 855

REVISED 10-31-19



NOTES:

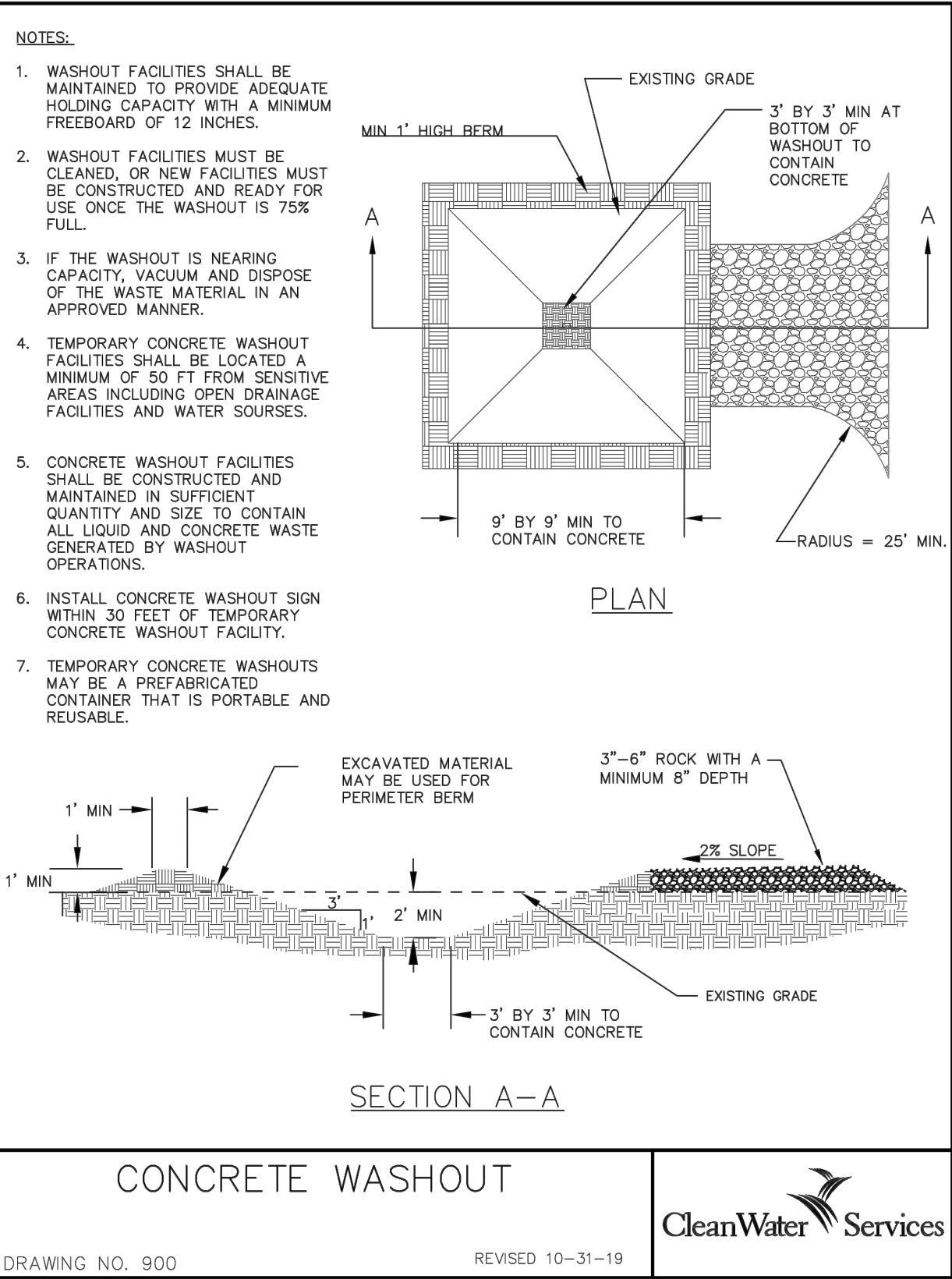
1. SEDIMENT FENCE TO HAVE STITCHED LOOPS AROUND 2' x 2' POSTS.
2. BURY BOTTOM OF FILTER FABRIC 6" VERTICALLY BELOW FINISHED GRADE.
3. 2" x 2" FIR, PINE OR STEEL FENCE POSTS.
4. POSTS TO BE INSTALLED ON UPHILL SIDE OF SLOPE.
5. COMPACT BOTH SIDES OF FILTER FABRIC TRENCH.
6. PANELS MUST BE PLACED ACCORDING TO SPACING ON DRAWING NO. 940.

FOR FURTHER INFORMATION ON DESIGN CRITERIA SEE CHAPTER 4 OF CLEAN WATER SERVICES EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.

SEDIMENT FENCE

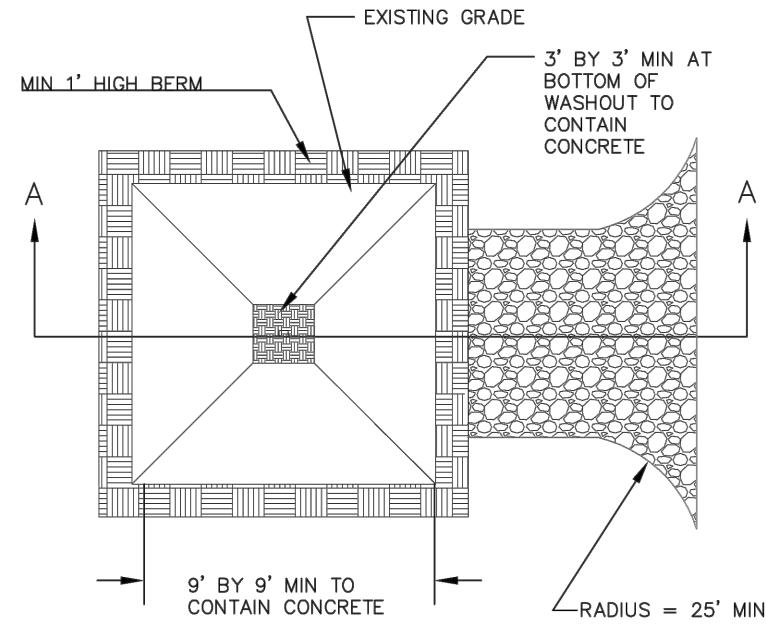
DRAWING NO. 875

REVISED 10-31-19

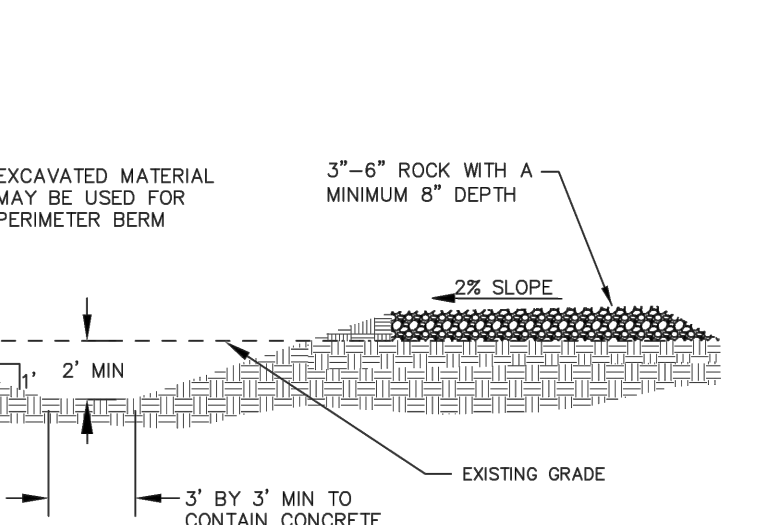


NOTES:

1. WASHOUT FACILITIES SHALL BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEBOARD OF 12 INCHES.
2. WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75% FULL.
3. IF THE WASHOUT IS NEARING CAPACITY, VACUUM AND DISPOSE OF THE WASTE MATERIAL IN AN APPROVED MANNER.
4. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE LOCATED A MINIMUM OF 50 FT FROM SENSITIVE AREAS INCLUDING OPEN DRAINAGE FACILITIES AND WATER SOURCES.
5. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
6. INSTALL CONCRETE WASHOUT SIGN WITHIN 30 FEET OF TEMPORARY CONCRETE WASHOUT FACILITY.
7. TEMPORARY CONCRETE WASHOUTS MAY BE A PREFABRICATED CONTAINER THAT IS PORTABLE AND REUSABLE.



PLAN



SECTION A-A

CONCRETE WASHOUT

DRAWING NO. 900

REVISED 10-31-19



CHENE BLANC SUBDIVISION  
17312 HILLSIDE DRIVE  
WEST LINN, OR 97068

LOT 19 EROSION & SEDIMENT CONTROL PLAN

REVISIONS		DESCRIPTION
NO.	DATE	

**EMERIO**  
ENGINEERING • SURVEYING • DESIGN  
6445 SW CALLECK PLACE, SUITE 100  
BEAVERTON, OREGON 97008  
TEL: (503) 746-9812  
FAX: (503) 639-9592  
www.emeriodesign.com

SHEET  
**02**  
OF  
**02**



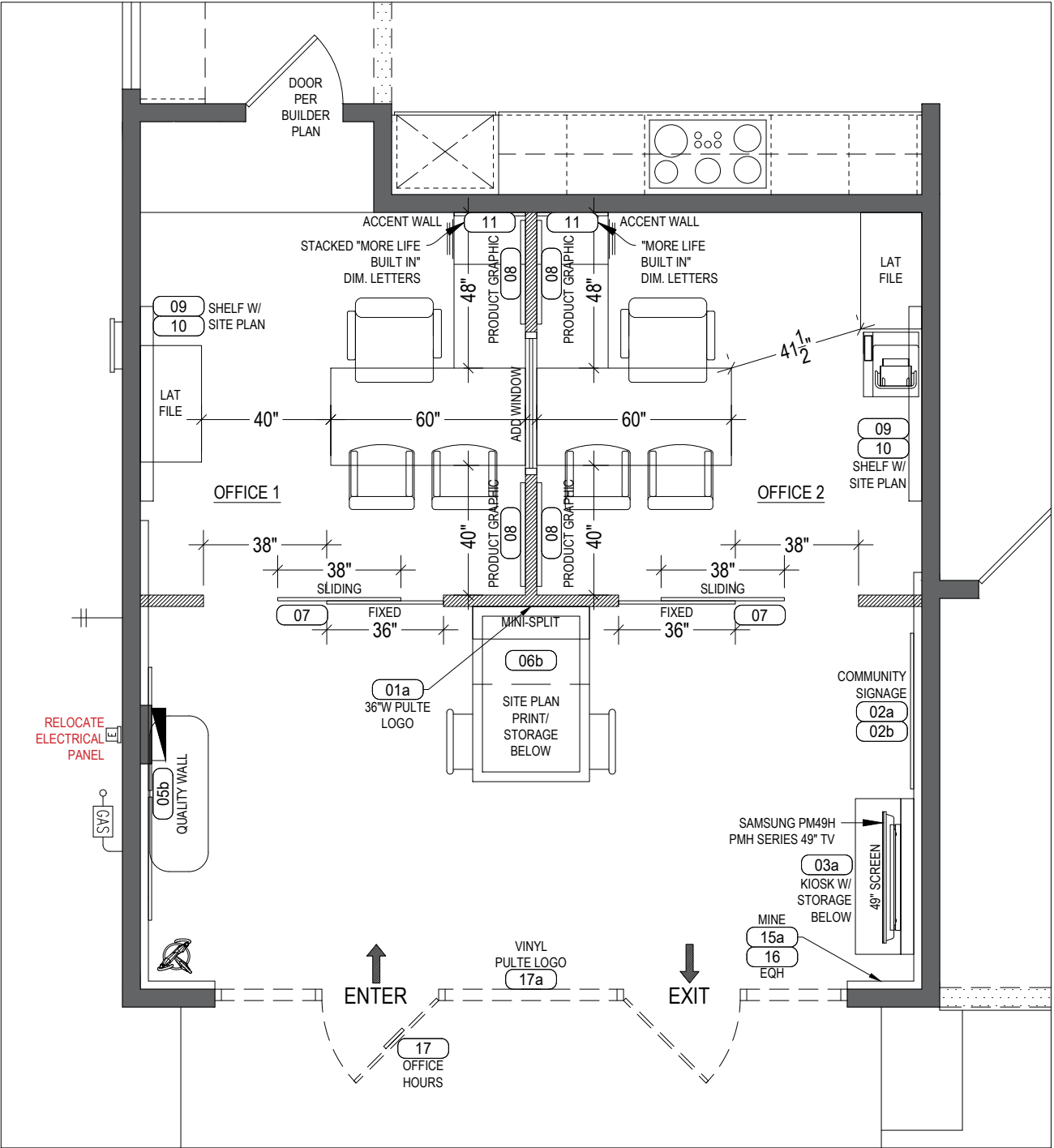
PART # / ITEMS FABRICATED BY QUEST	QTY
[PULF-00119] 01a 36"W Pulte Logo	01
[PULF-00126] 02a 48"x23" Community Graphic	01
[PULF-00512] 02b 23"x23" Community Graphic	04
[PULF-00138] 03a TV Loop Kiosk	01
[PULF-00150] 05b 38"x30" Quality Graphic	04
[PULF-00161] 06b Site Plan Table w/ Cabinet	01
[PULF-01099] 07 74"x96" Black Sliding Doors	02
[PULF-00012-GFX] 08 32"x26" Product Graphic	04
[PULF-00177] 09 60"W Shelf	02
[PULF-00181-GFX] 10 30"x26" Dry Erase Site Plan	02
[PULF-00184] 11 5"T White Dim. Letters "More Life Built In"	02
[PULF-00190-GFX] 15 Model Messaging	TBD
[PULF-00191-GFX] 15a 9"x12" Mine Display	01
[PULF-00193-GFX] 16 11"x25" Equal Housing	01
[PULF-00018-GFX] 17 Vinyl Office Hours	01
[PULF-00019-GFX] 17a White Vinyl Pulte Logo	01

PULTE INTERIORS	QTY
Desks	02
Lateral Files	02
Guest Chairs - OPT. 2	04
Executive Chairs	02
Bench	01
Barstools - OPT. 2	02
Umbrella Holder	01

DIVISION TEAM RESPONSIBLE FOR BIDDING OUT, PROCURING, & INSTALLING THE FOLLOWING ITEMS:

- Samsung PM49H PMH Series 49" TV
- Flooring (Wood / Tile / Vinyl / Carpet)
- Electrical & Low Voltage
- Exterior Signage
- Exterior Mats & Flags
- Large Trash Can per Office
- Computer Monitors - 2 per Office
- Dual Monitor Articulating Arm - 1 per Office
- Copier

01



1 SPACE PLAN

SCALE: 1/4" = 1'-0"

HOME BUILDER: PULTE GROUP	PROJECT TITLE: CHENE BLANC PHG
PROJECT DETAILS: VEWOMT GARAGE LOT 20 ADDRESS TBD	
PULF00044	
SHEET NO. ID.01	

PC: [Name] PH: [Name]



# DEVELOPMENT REVIEW CHECKLIST

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

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

Submission requirement to upload through the web form:

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

A complete application must include the following:

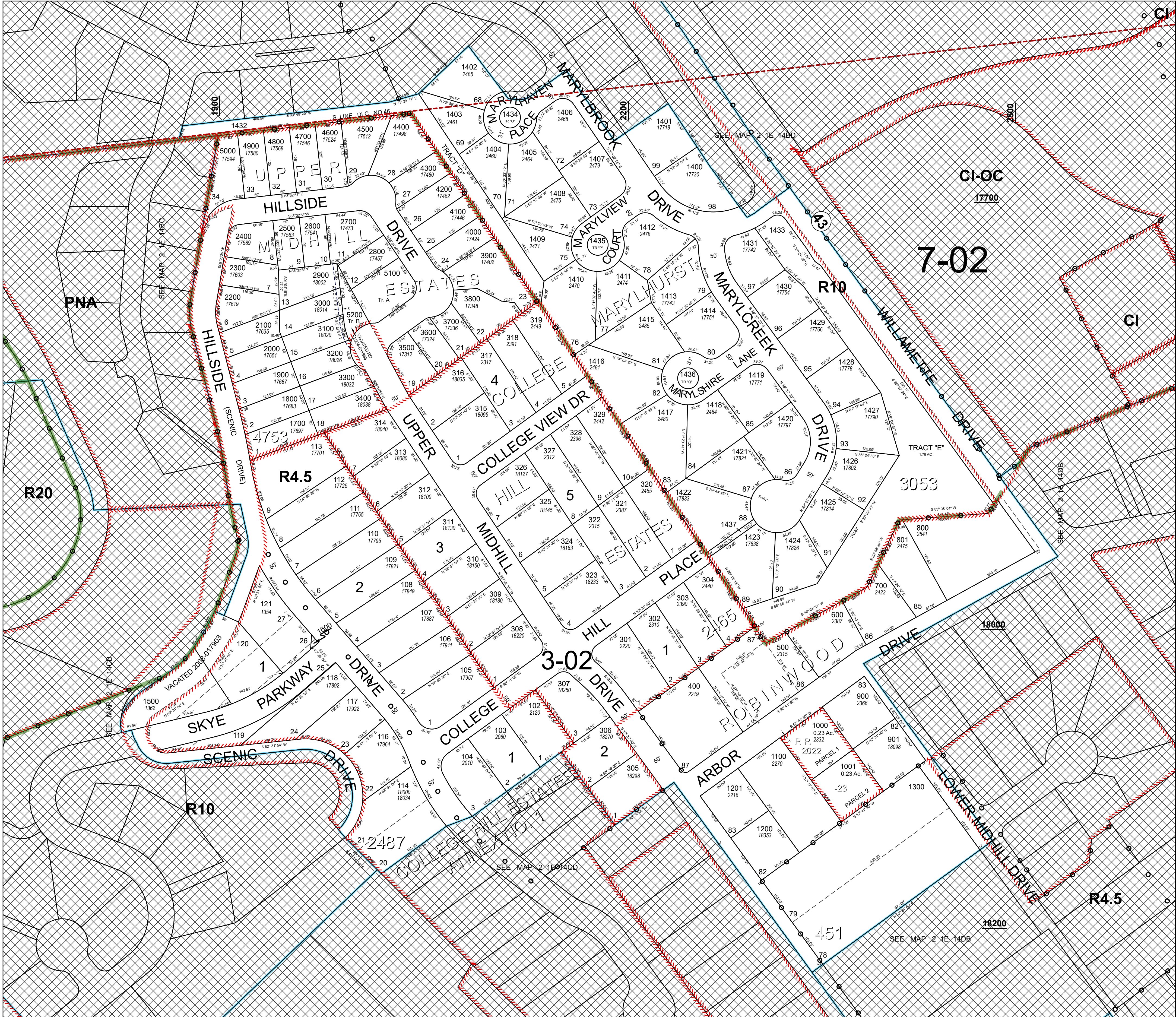
- ☒ Development Review Application. Original signatures from all owners must be on the application form. **Do NOT use DocuSign.**
- ☒ A **project narrative** outlining the project's scope in detail, including the changes to the site, structure, landscaping, parking, land use, and lot consolidations.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

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



## **PC-2 OREGON TAX MAP 21E14CA**





2 1E 14CA  
WEST LINN

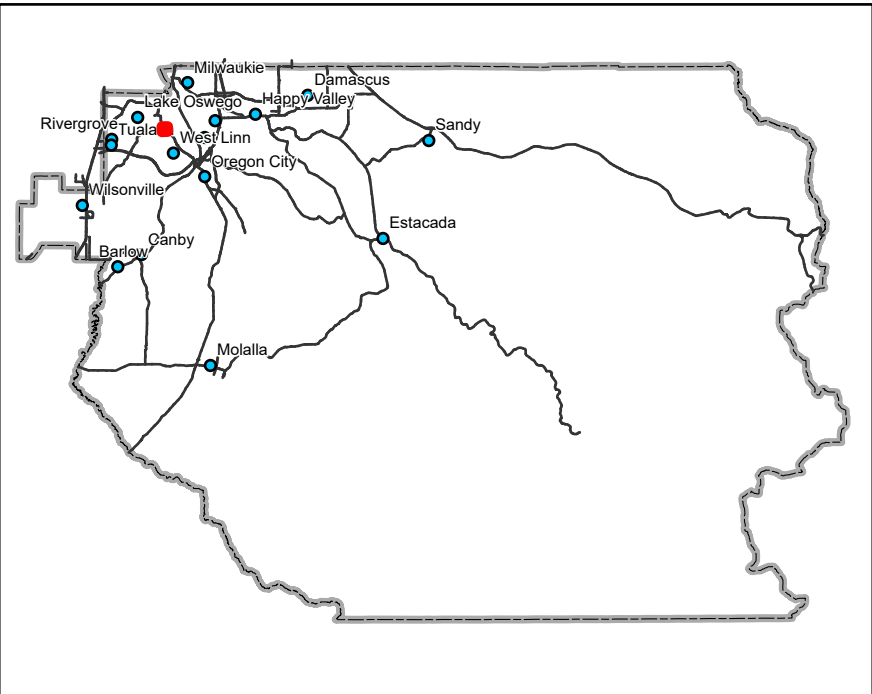
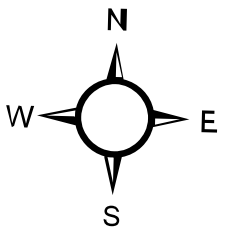
N.E.1/4 S.W.1/4 SEC.14 T.2S. R.1E. W. M.  
CLACKAMAS COUNTY

1" = 100'

D. L. C.  
GABRIEL WALLING NO. 63

Cancelled Numbers

123  
101  
300  
100  
122  
200



THIS MAP IS FOR ASSESSMENT  
PURPOSES ONLY

2 1E 14CA  
WEST LINN

Print Date: 4/29/2025



## **PC-3 COMPLETENESS LETTER**





## CITY OF West Linn

October 22, 2025

Pulte Homes of Oregon, Inc  
Attn: Razvan Mosu  
3535 Factoria Blvd SE, Suite 600  
Bellevue, WA 98006

Subject: MISC 25-04 Completeness Determination

Dear Razvan:

The application submitted on September 26, 2025 for a Temporary Sales Office at 17324 Hillside Drive has been reviewed by the Planning Department and deemed **complete**. The City has 120 days to review the application, with a final decision due no later than February 19, 2026.

Please note that a completeness determination is not an approval of your application. It only means the City has received all the required information and can now begin the review process.

The City will mail a Public Notice to property owners within 500 feet of the site, the neighborhood association, and relevant agencies. The Notice will explain how to submit comments during a 20-day public comment period and will list the earliest date a decision could be made. All comments received will be reviewed and considered before deciding on whether the application meets the relevant standards in the Community Development Code.

This application requires a public hearing. The Planning Commission will make the decision after the hearing. Your scheduled public hearing date with the Planning Commission is **Wednesday December 17, 2025** at 6:00 pm at West Linn City Hall, 22500 Salamo Road, West Linn, OR 97068. Applicants should attend the public hearing and present their request to the Commission.

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



## **PC-4 AFFIDAVIT AND NOTICE PACKET**



**CITY OF WEST LINN PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
FILE NO. MISC-25-04**

The West Linn Planning Commission will hold a hybrid public hearing on **Wednesday, December 17, 2025 at 6:00 pm** in the Council Chambers of City Hall, 22500 Salamo Road, West Linn, to consider a request for a 1-year Temporary Use – Sales Office for New Home Construction - at 17324 Hillside Drive.

The Planning Commission will make its decision based on applicable criteria found in Chapters 14, 35, and 99 of the Community Development Code (CDC). The CDC approval criteria are available for review on the City website <http://www.westlinnoregon.gov/cdc> or at City Hall and the City Library.

The application is posted on the City's website, <https://westlinnoregon.gov/projects>. The application, all documents or evidence relied upon by the applicant, and applicable criteria are available for inspection at City Hall at no cost. Copies may be obtained at a reasonable cost. The staff report will be posted on the website and available for inspection at no cost, or copies may be obtained at a reasonable cost, at least ten days before the hearing.

The hearing will be conducted according to CDC Section 99.170 in a hybrid format with some members, staff, presenters, and public attending remotely via Webex and others attending in-person at City Hall. The public can watch the meeting online at <https://westlinnoregon.gov/meetings> or on Cable Channel 30.

**Anyone wishing to present written testimony for consideration should submit all materials before 12:00pm on the meeting day to [agudelj@westlinnoregon.gov](mailto:agudelj@westlinnoregon.gov) or mail them to City Hall.**

Those who wish to participate remotely should complete the speaker form at <https://westlinnoregon.gov/citycouncil/meeting-request-speak-signup> **before 4:00 pm on the meeting day** to receive an invitation to join the meeting. Virtual participants can log in through a computer, mobile device, or call-in.

**It is important to submit all testimony in response to this notice.** All comments submitted for consideration of this application should relate specifically to the applicable criteria. Failure to raise an issue in a hearing, in person, or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue, precludes appeal to the Oregon Land Use Board of Appeals (LUBA) based on that issue (CDC Section 99.090).

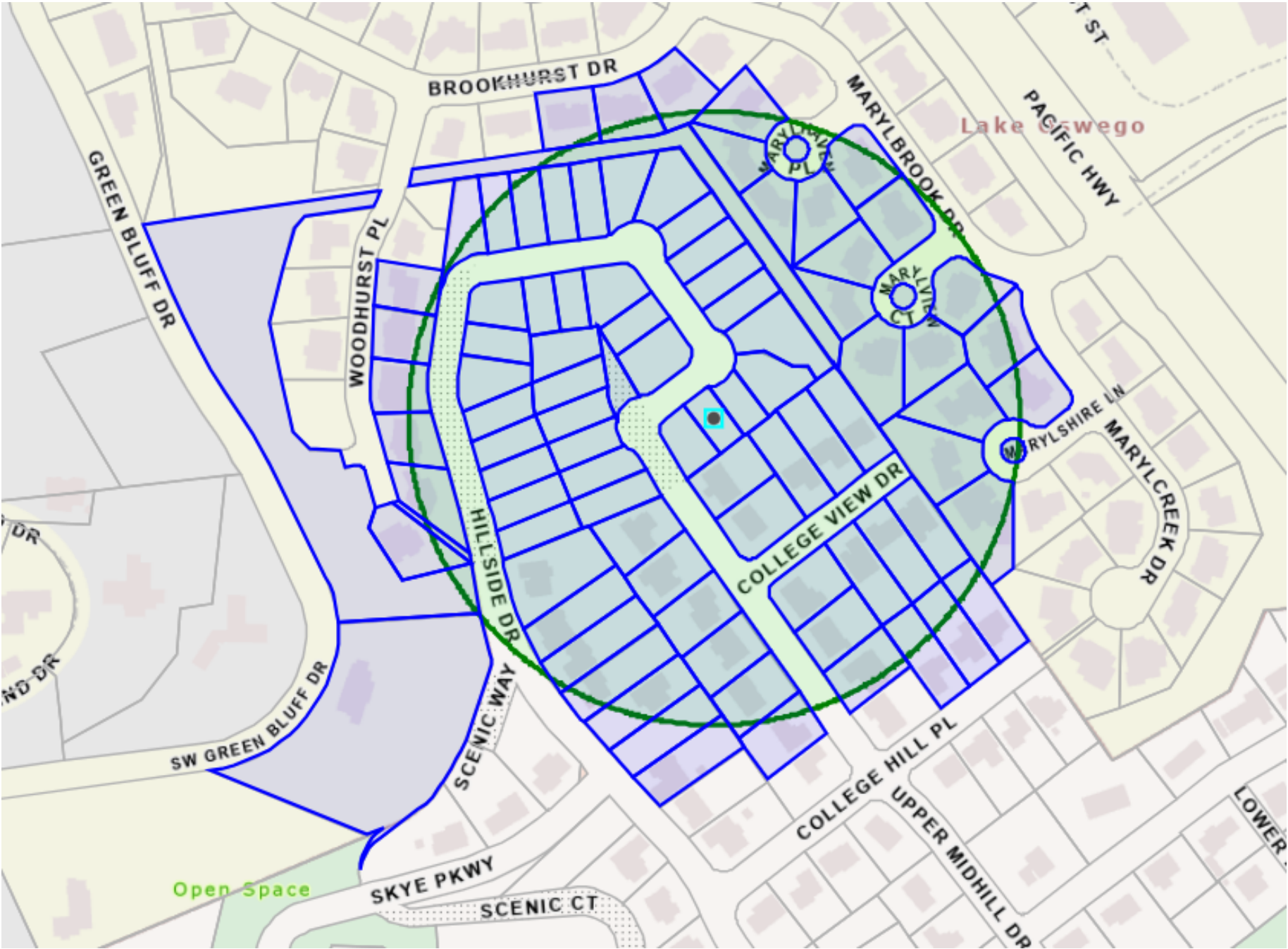
The final decision will be posted on the website and available at City Hall. Persons with party status may appeal the decision by submitting an appeal application to the Planning Department within 14 days of mailing the final decision notice pursuant to CDC [99.240](#).

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

Scan this QR Code to go to Project Web Page:











**AFFIDAVIT OF NOTICE  
PLANNING COMMISSION 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.: MISC-25-04                      Applicant's Name: **Razvan Mosu**  
Development Address: 17324 Hillside Drive  
Planning Commission Hearing Date: December 17, 2025

**APPLICATION**

The application was posted on the website at least 20 days before the hearing. All documents or evidence relied upon by the applicant, and applicable criteria are available for review at least 20 days before the hearing at City Hall, per Section 99.040 of the Community Development Code.

<b>11/24/25</b>	<i>Lynn Schroder</i>
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**MAILED NOTICE**

Notice of Upcoming PC Hearing was mailed at least 20 days before the hearing, per Section 99.080 of the CDC to:

<b>Razvan Mosu, applicant/owner</b>	<b>11/24/25</b>	<i>Lynn Schroder</i>
<b>Property owners within 500ft of the site perimeter</b>	<b>11/24/25</b>	<i>Lynn Schroder</i>
<b>Neighborhood Association, Robinwood</b>	<b>11/24/25</b>	<i>Lynn Schroder</i>

**EMAILED NOTICE**

Notice of Upcoming PC Hearing was emailed at least 20 days before the hearing date to:

<b>All Neighborhood Associations</b>	<b>11/24/25</b>	<i>Lynn Schroder</i>
<b>Razvan Mosu, applicant/owner</b>	<b>11/24/25</b>	<i>Lynn Schroder</i>

**WEBSITE**

Notice of Upcoming PC Hearing was posted on the City's website at least 20 days before the hearing.

<b>11/24/25</b>	<i>Lynn Schroder</i>
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**TIDINGS**

Notice of Upcoming PC Hearing was posted in the West Linn Tidings at least 10 days before the hearing, per Section 99.080 of the CDC.

<b>12/03/25</b>	<i>Lynn Schroder</i>
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**SIGN**

A sign for the Upcoming PC Hearing was posted on the property at least 10 days before the hearing, per Section 99.080 of the CDC.

<b>12/5/2025</b>	<i>Aaron Gudelf</i>
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**STAFF REPORT**

The staff report was posted on the website and provided to the applicant and Planning Commission at least 10 days before the hearing.



10 days before the hearing, per Section 99.040 of the CDC.

12/5/2025	<i>Lynn Schroder</i>
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**FINAL DECISION**

Notice of Final Decision was mailed to the applicant, all parties with standing, and posted on the City’s website, per Section 99.040 of the CDC.

12/5/2025	<i>Lynn Schroder</i>
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**NOTICE OF UPCOMING  
PLANNING COMMISSION DECISION**

**PROJECT # MISC-25-04  
MAIL: 12/5/2025 TIDINGS: 12/5/2025**

**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.