



December 4, 2013

City of West Linn  
 Mr. Tom Soppe  
 Associate Planner  
 22500 Salamo Road  
 West Linn, OR 97068

**SUBJECT: HARPER'S TERRACE (SUB-13-05)**

Dear Tom,

I am writing on behalf of JT Smith Companies to request that the application for the Subdivision of Harper's Terrace property (SUB-13-05) be deemed complete upon receipt of this letter. We have prepared this correspondence as well as a revised preliminary development plan set (dated November 21, 2013) and we believe that the revised plans adequately address the comments provided by the City in the October 29, 2013 incompleteness notification letter. We believe that all issues have been satisfactorily resolved within our resubmission to allow for the initiation of the City's formal project review.

The following has been provided to document our responses to each of the requests listed within the City's October 29, 2013 incompleteness notification. Code Sections and Staff comments have been listed to the left and the Applicant's responses have been provided to the right:

Planning Comments		
Code Section	Staff Comment	Applicant's Response
85.160(A)	Provide city-wide map identifying the site.	The Applicant has provided a vicinity map on the cover page of the project plan set.
85.160(E)(5)	Show on plans the percentage of Non-Type I and II land that significant tree "dripline +10 feet" areas currently cover, as well as what percentage they would cover after development.	The Applicant has revised the plans to show the requested calculations.
85.160(E)(8)	Clarify that the zoning on surrounding properties is the same.	The surrounding properties are zoned R-10. This detail has not been shown on a revised plat drawing but it has been confirmed through a review of the City's Zoning Maps.
85.170(A)(8)	Show all slope categories from 55.110(B)(3) including (c-e)	The Applicant has revised the Slope Analysis Plan on Sheet C1.3 to include all slope categories from 55.110(B)(3)(c-e)
85.200(E)(1,5,7)	Some areas appear to exceed these standards; adjust or respond as to how the "physical conditions demonstrate the propriety of other standards" per 85.200(E). The site does contain areas that are "landslide hazard areas" on	Regarding 85.200(E)(5), the Applicant has provided a letter from the project's Geotechnical Engineer as an attachment to this document. The Geotech has addressed the potential landslide hazard on this property and has concluded that hazard overlay is insignificant in this area.  Regarding 85.200(E)(7), the Applicant is in

	Map 16 Landslide Vulnerability Analysis so include this in narrative responding to 5 and 7.	discussions with a neighboring property owner about an orphaned strip of property between the Applicant's property and taxlot 116. The Applicant has designed the site with the belief that the four foot strip of property will be dedicated to the Applicant. If the orphaned strip is eventually incorporated into the Applicant's final plat, the grading plan shown will be in compliance with the provisions of this code. If the property is not incorporated into the Applicant's final plat, the final grading plans for the property will be adjusted to be setback from the adjoining property by at least three feet, plus one-fifth of the vertical height of the fill.
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In addition to the planning completeness comments, we note that several comments were included within the engineering comment section of the incompleteness letter. 3J has received these comments as items which will need to be resolved during the construction document phase of the project. It has been confirmed by the City Engineer that the comments will not prevent the City from reviewing the preliminary development plans. 3J's final construction plans will address these comments to the satisfaction of the City Engineer.

Finally, staff has requested that the applicant consider an access option to the site which would realign the proposed driveway to try to retain a significant fir tree (#3053) which is currently positioned within the center of the access drive. The Applicant has explored the option of realigning the driveway that will provide access to the four lots from Gloria Drive. The Applicant and the Applicant's arborist have concluded that the impacts to the subject tree from the widening of Gloria Drive and the placement of a sidewalk along Gloria will prevent the Applicant from retaining the tree. As such, the realignment of the driveway will not facilitate the desired retention.

The Applicant has submitted an exhibit detailing the impacts to the critical root zone of this tree from the construction of the roadway and the sidewalk. The tree's root zone along the roadway will be subject to significant construction impacts within three feet of the base of this tree and it is considered to be too risky to retain this tree following the construction of Gloria. The Applicant's proposed plan will still be able to comply with the requirements of section 55.100.B.2.f in that a minimum of 20% of the area of significant tree canopy will be retained in easement and trees removed for roadways shall be mitigated for.



We trust that these responses and materials will assist in the City's favorable evaluation of the land use application. Please feel free to contact us with any questions that you may have. We will be ready to respond to any questions or requests for any further clarification.

Sincerely,



Andrew Tull  
Senior Planner  
3J Consulting, Inc.

Attachments:

Revised Slope Analysis Plan  
Revised Tree Plan  
Geotechnical Evaluation of Landslide Hazard Overlay

copy: Mr. John Wyland, JT Smith Companies  
Mr. Mike Robinson, Perkins Coie  
Mr. Brian Feeney, 3J Consulting, Inc  
File



**DATE:** November 25, 2013

**TO:** John Wyland (J.T. Smith Companies); Andrew Tull and Brian Feeny (3J Consulting)

**FROM:** Morgan E. Holen, Consulting Arborist

**RE:** Arborist Recommendations for Tree 3053  
Harper's Terrace Subdivision – West Linn, Oregon

MHA1311

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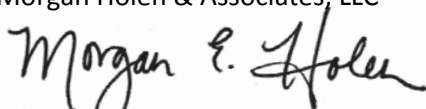
At the request of J.T. Smith Companies, we coordinated with 3J Consulting to analyze a conceptual access plan for the Harper's Terrace Subdivision project in West Linn in an effort to provide sufficient protection tree 3053. This tree is a 36-inch diameter Douglas-fir, which was classified as potentially significant but recommended for removal for the purposes of construction in the original arborist report dated October 3, 2013.

The alternative driveway design would create a U-shaped, divided access driveway for the proposed lots and tree 3053 would fall within the planter area created by the U-shaped driveway. Based on this layout, it appears that the proposed driveway grades surrounding tree 3053 could be maintained at elevations which would avoid significant excavation and limit disturbance within eight to ten feet of tree 3053. Some construction would still be required beneath the dripline, but the impacts could be minimized during driveway construction.

Although the alternative driveway design would reduce tree impacts along the eastern side of the critical root zone, the site plan would still require the placement of a sidewalk and public utility easement south of the tree, along the eastern edge of Gloria Drive. Installing the required sidewalk will require cuts between three to four feet along the southern side of the tree trunk, within two feet of the trunk of tree 3053. Opportunities to meander the sidewalk alignment away from the tree or raise the sidewalk elevation above the critical root zone are not feasible as the elevation of the sidewalk and curbs is predetermined by the existing finished elevation of Gloria Drive. Based upon the cuts necessary to provide the sidewalk along the southern side of the tree and the potential for significant impacts within the critical root zone, we continue to recommend removal of tree 3053 for the purposes of construction because adequate protection is not possible.

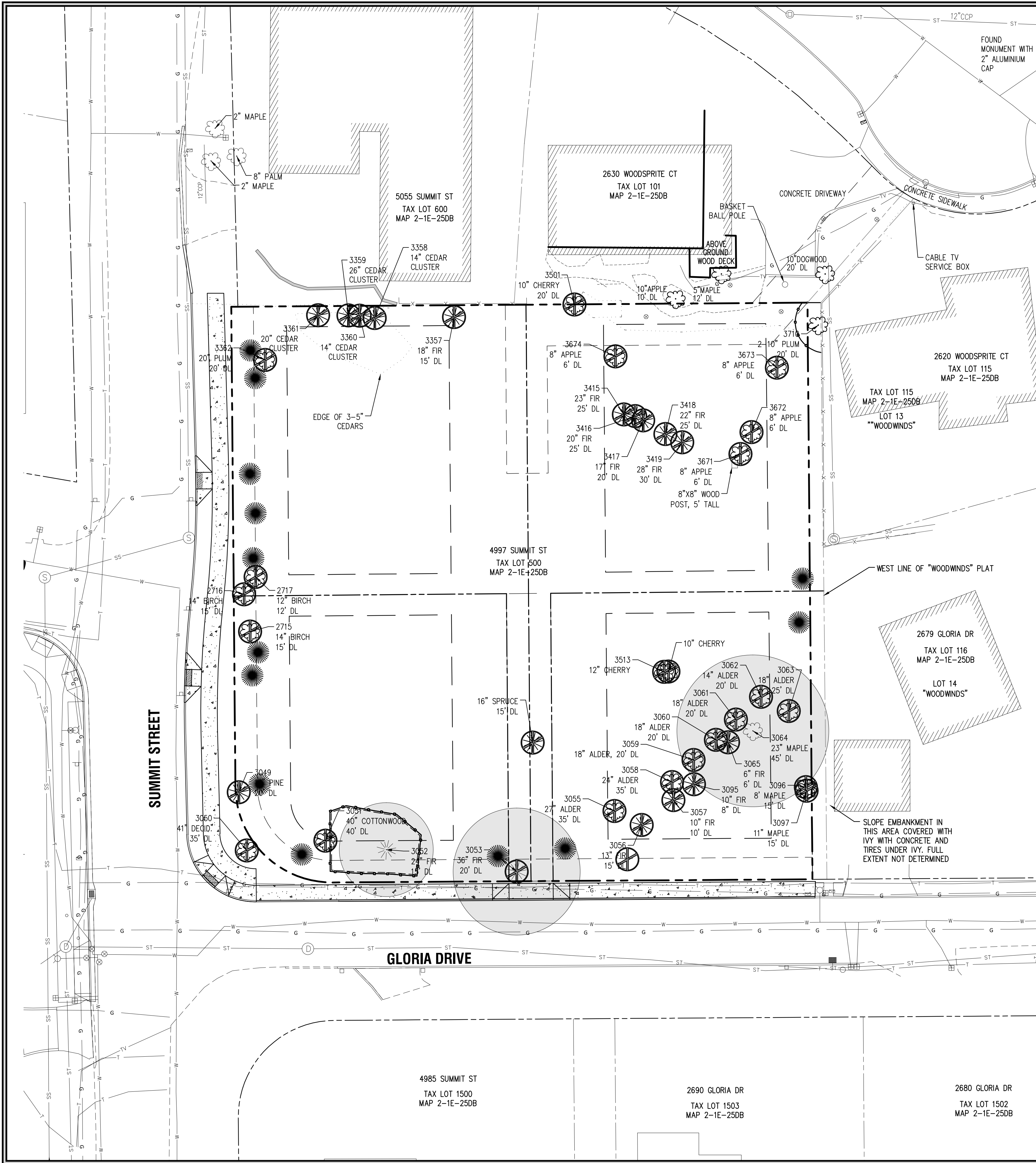
Please contact us if you have questions or need any additional information or assistance. Thank you for the opportunity to provide consulting arborist services for the Harper's Terrace Subdivision project.

Sincerely,  
Morgan Holen & Associates, LLC



Morgan E. Holen, Owner  
ISA Certified Arborist, PN-6145A  
ISA Tree Risk Assessment Qualified  
Forest Biologist





**TREE INVENTORY**

SURVEY POINT NUMBER	TREE SPECIES	NOMINAL CALIPER SIZE (INCHES)	PROPOSED ACTION	SIGNIFICANT DESIGNATION	REMOVE DUE TO CONDITION
2715	EUROPEAN WHITE BIRCH	14	REMOVE	NO	INVASIVE SPECIES
2716	EUROPEAN WHITE BIRCH	14	REMOVE	NO	INVASIVE SPECIES
2717	EUROPEAN WHITE BIRCH	12	REMOVE	NO	INVASIVE SPECIES
3049	LODGE POLE PINE	17	REMOVE	NO	MECHANICAL DAMAGE
3050	PRINCESS TREE	41	REMOVE FROM ROW	NO	INVASIVE SPECIES
3051	BLACK COTTONWOOD	40	REMOVE	NO	BROKEN TOP, DECAY
3052	DOUGLAS FIR	24	SAVE	NO	NO MAJOR DEFECTS
3053	DOUGLAS FIR	36	REMOVE	NO	NO MAJOR DEFECTS
3054	SPRUCE	16	REMOVE	NO	POOR STEM STRUCTURE
3055	RED ALDER	27	REMOVE	NO	FORKED TOP BRANCH DECAY
3056	GRAND FIR	13	REMOVE	NO	FORKED TOP BRANCH DECAY
3057	GRAND FIR	10	REMOVE	NO	DEAD BRANCHES POOR CROWN
3058	RED ALDER	24	REMOVE	NO	BROKEN TOP, MULTI NEW TOPS
3059	RED ALDER	18	REMOVE	NO	12 DEG. LEAN
3060	RED ALDER	18	REMOVE	NO	BASAL STEM DECAY
3061	RED ALDER	18	REMOVE	NO	BASAL STEM DECAY
3062	RED ALDER	14	REMOVE	NO	MECH. DAMAGE, DECAY
3063	RED ALDER	18	REMOVE	NO	OVER-GROWN IVY
3064	BIGLEAF MAPLE	23	SAVE IF POSSIBLE	NO	8 DEG. LEAN, DECAY
3065	DOUGLAS FIR	6	REMOVE	NO	OVER-TOPPED, SUPPRESSED
3095	GRAND FIR	10	REMOVE	NO	SMALL CROWN, DECAY
3096	BIGLEAF MAPLE	8	REMOVE	NO	POOR CONDITION
3097	BIGLEAF MAPLE	11	REMOVE	NO	POOR CONDITION
3357	NOBLE FIR	18	REMOVE	NO	SUSPECT INFESTATION
3358	PORT-ORFORD-CEDAR	14	REMOVE	NO	VERY POOR STRUCT.
3359	PORT-ORFORD-CEDAR	14	REMOVE	NO	VERY POOR STRUCT.
3360	PORT-ORFORD-CEDAR	26	REMOVE	NO	VERY POOR STRUCT.
3361	PORT-ORFORD-CEDAR	20	REMOVE	NO	VERY POOR STRUCT.
3362	PLUM	20	REMOVE	NO	DECAY IN JUNCTURE, NOT MAINTAINED
3415	DOUGLAS FIR	23	REMOVE	NO	TOPPED IN PAST, POOR STRUCT.
3416	DOUGLAS FIR	20	REMOVE	NO	TOPPED IN PAST, POOR STRUCT.
3417	DOUGLAS FIR	28	REMOVE	NO	TOPPED IN PAST, POOR STRUCT.
3418	DOUGLAS FIR	17	REMOVE	NO	CODOM STEMS, HISTORY OF FAILURE
3419	DOUGLAS FIR	22	REMOVE	NO	BROKEN TOP, DECAY IN JUNCTURE
3501	SWEET CHERRY	10	REMOVE	NO	INVASIVE SPECIES
3513	SWEET CHERRY	10,12	REMOVE	NO	INVASIVE SPECIES
3671	APPLE	8	REMOVE	NO	DECAY
3672	APPLE	8	REMOVE	NO	DECAY
3673	APPLE	8	REMOVE	NO	DECAY
3674	APPLE	8	REMOVE	NO	DECAY
3710	PLUM	2'10	PROTECT ADJACENT TREE	NO	PROTECTION FENCING AT PROPERTY LINE

**GENERAL TREE INVENTORY STATISTICS**

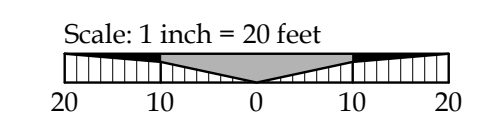
TOTAL TREE INVENTORY:	41 ea
TOTAL TREES RETAINED:	4 ea
TOTAL TREES REMOVED:	37 ea
TREES REMOVED DUE TO CONDITION:	34 ea
TOTAL TREE CALIPER INCHES:	738 inches
TOTAL CALIPER INCHES RETAINED:	103 inches
TOTAL CALIPER INCHES REMOVED:	635 inches

**SIGNIFICANT TREE STATISTICS**

SIGNIFICANT TREE INVENTORY:	3 ea
SIGNIFICANT TREES RETAINED:	2 ea
SIGNIFICANT TREES REMOVED:	1 ea
SIGNIFICANT TREE CALIPER INCHES:	83 inches
SIGNIFICANT CALIPER INCHES RETAINED:	47 inches
SIGNIFICANT CALIPER INCHES REMOVED:	36 inches
SIGNIFICANT TREE CANOPY COVERAGE:	3,061 Sq. Ft.
SIGNIFICANT TREE CANOPY RETAINED:	2,043 Sq. Ft.
SIGNIFICANT TREE CANOPY RETENTION:	67%
PRESERVATION EASEMENT AREA PROVIDED:	612 Sq. Ft.

**LEGEND**

- EXISTING SIGNIFICANT DECIDUOUS TREE
- EXISTING SIGNIFICANT CONIFEROUS TREE
- TREE POINT, TYPE, CALIPER AND DRIP LINE
- SIGNIFICANT TREE CANOPY
- TREE TO BE REMOVED
- TREE PROTECTION FENCING
- TREE PRESERVATION EASEMENT



10/01/13  
BY DATE

CHECK SET  
REVISION SUMMARY

**TREE PROTECTION AND REMOVAL PLAN**  
**HARPER'S TERRACE**  
**SUBDIVISION**  
LF 10, LLC  
WEST LINN, OR

J.T. SMITH  
companies

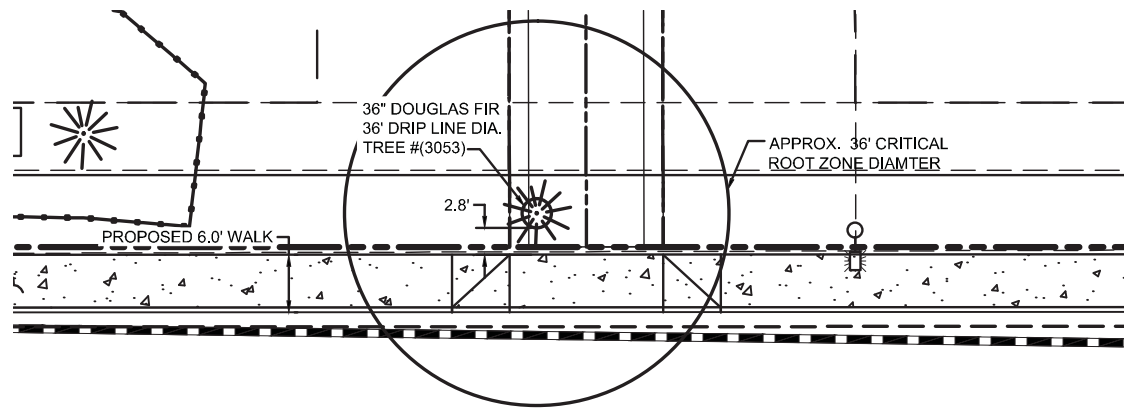
REGISTERED PROFESSIONAL ENGINEER  
PRELIMINARY  
BRIAN K. FEEVEY  
EXPIRES: 12-31-13

3J CONSULTING, INC.  
CIVIL ENGINEERING  
WATER RESOURCES  
LAND USE PLANNING  
10445 SW CANYON ROAD SUITE 245 BEAVERTON, OR 97005  
PHONE & FAX: (503) 946-5685

3J JOB ID # | 13123  
LAND USE # |  
TAX LOT # | 251E25DB 500  
DESIGNED BY | CLF  
CHECKED BY | BKF

SHEET TITLE  
**TREE PLAN**  
SHEET NUMBER  
**C1.2**

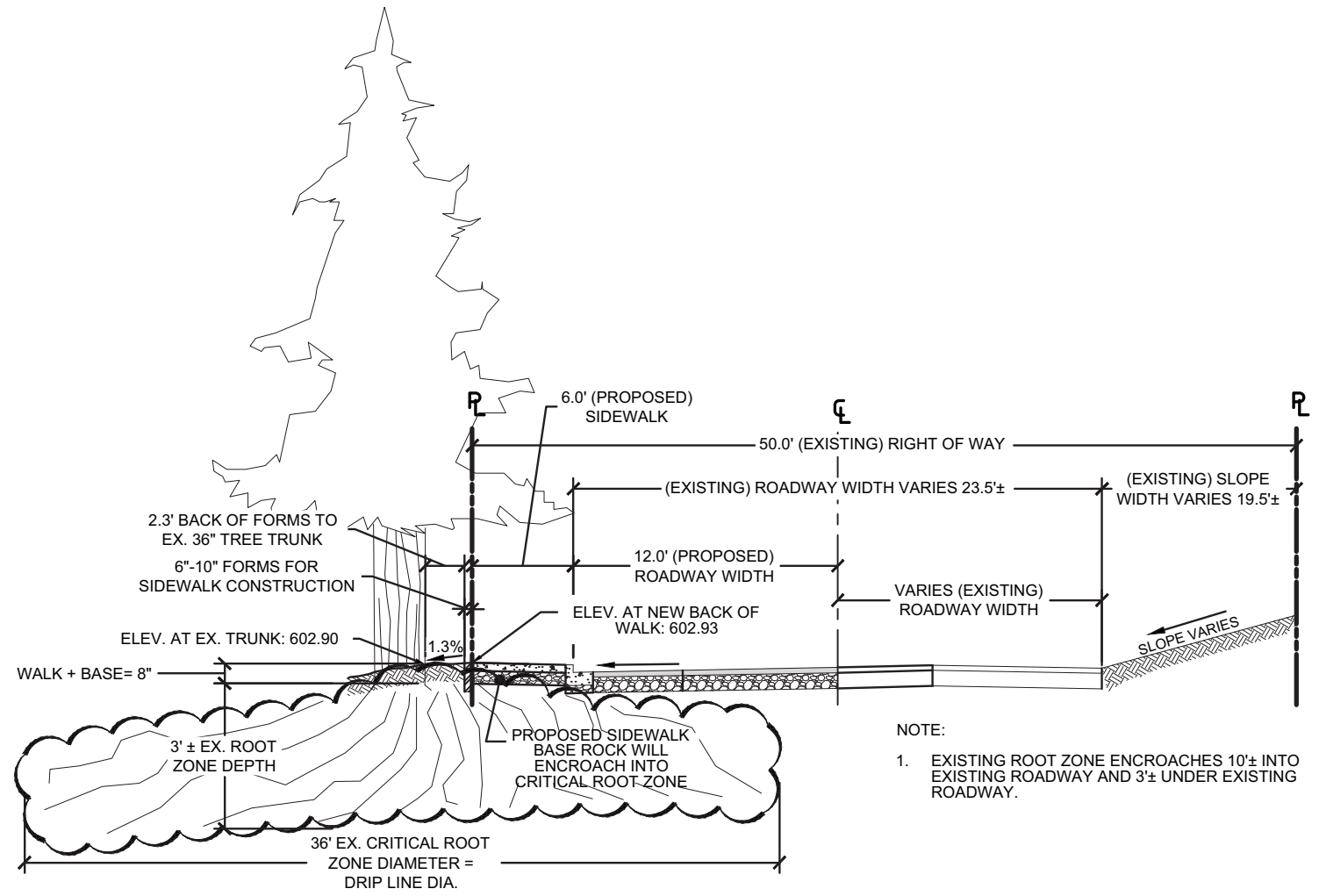




**GLORIA DRIVE**

EXISTING TREE (3053) ALONG GLORIA DRIVE

SCALE: 1"=20'



EXISTING TREE (3053) ALONG GLORIA DRIVE

SCALE: N.T.S

NOTE:

- 1. EXISTING ROOT ZONE ENCROACHES 10'± INTO EXISTING ROADWAY AND 3'± UNDER EXISTING ROADWAY.



CHECK SET	10/01/13
REVISION SUMMARY	BY DATE

TREE REMOVAL EXHIBIT  
**HARPER'S TERRACE**  
 SUBDIVISION  
 LF 10, LLC  
 WEST LINN, OR



PRELIMINARY



3J JOB ID #	13123
LAND USE #	
TAX LOT #	281E250B 500
DESIGNED BY	CLF
CHECKED BY	BKF

SHEET TITLE  
 TREE EXHIBIT

SHEET NUMBER  
**C2.1E**



**Real-World Geotechnical Solutions  
Investigation • Design • Construction Support**

November 19, 2013  
GeoPacific Project No. 13-3040

John Wyland  
**J.T. Smith Companies**  
5282 Meadows Road, Suite 171  
Lake Oswego, Oregon 97035

Via e-mail with hard copies mailed

Copy: Andrew Tull, 3J Consulting, Inc.

**Subject:       LANDSLIDE HAZARD REVIEW  
                  THE SUMMIT SUBDIVISION - AKA ROSEMONT 2  
                  NORTHEAST CORNER OF SUMMIT STREET AND S. GLORIA DRIVE INTERSECTION  
                  WEST LINN, OREGON**

Reference:    *Geotechnical Engineering Report, The Summit Subdivision – aka Rosemont 2, Northeast  
                  Corner of Summit Street and S. Gloria Drive Intersection, West Linn, Oregon; GeoPacific  
                  Engineering, Inc. report dated July 26, 2013.*

GeoPacific Engineering, Inc. (GeoPacific) previously conducted a geotechnical engineering study of the site, results of which are presented in the above-referenced geotechnical report. Subsequent to that report, the City has brought to our attention that a small area within the central portion of the site is mapped as a potential landslide hazard area. At your request, GeoPacific prepared this letter to address potential landslide hazard and slope stability issues on the site.

For the purpose of evaluating slope stability, we reviewed published geologic and hazard mapping, reviewed regional site topography and LIDAR images, and reviewed results of our previous geotechnical study which included a site reconnaissance and backhoe test pit explorations. Published regional geologic maps show a large ancient landslide just north of the site (Interpretive Map 29, Landslide Inventory Maps for the Canby, Oregon Quadrangle, Clackamas, Marion and Washington Counties; Burns, W.J., 2009).

The proposed home sites are situated on a gentle to moderate slope that inclines to the north and northeast at an average gradient of about 10 percent. LIDAR images reviewed for this study do not show any obvious geomorphic features of slope instability affecting the proposed home sites (Oregon Department of Geology and Mineral Industries “SLIDO” website).

Reconnaissance observations indicate that slope geomorphology at the proposed home sites is generally smooth and uniform, consistent with stable slope conditions. No geomorphic evidence of recent slope instability (such as hummocky topography, benches or old scarps) was observed. Exploratory test pits performed during the previous geotechnical study of the site indicate that the area is underlain by stiff residual soils overlying weathered basalt (Beeson et al., 1989). These materials are characterized by moderate to high shear strength and a moderate to high resistance to slope instability on moderately steep

November 19, 2013  
GeoPacific Project No. 13-3040

slopes. In our opinion, no special design or construction provisions are needed to address slope issues on the site.

It should be noted that this evaluation is based on limited observation of surficial features, the backhoe test pits performed, and review of available geologic literature. Review of regional stability, and analysis of slope stability using numerical modeling techniques, are outside the scope of this study.



We appreciate this opportunity to be of service.

Sincerely,

**GEO PACIFIC ENGINEERING, INC.**

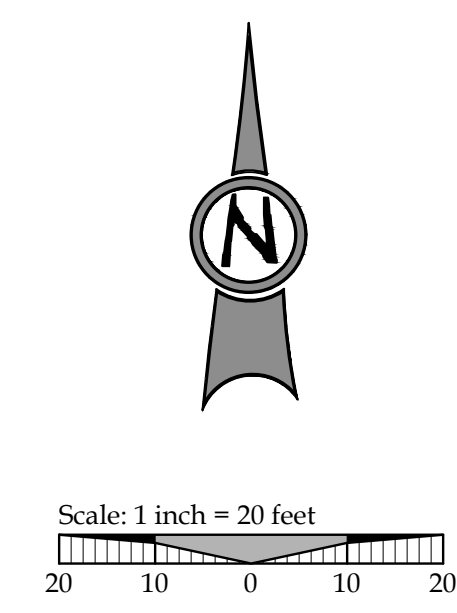
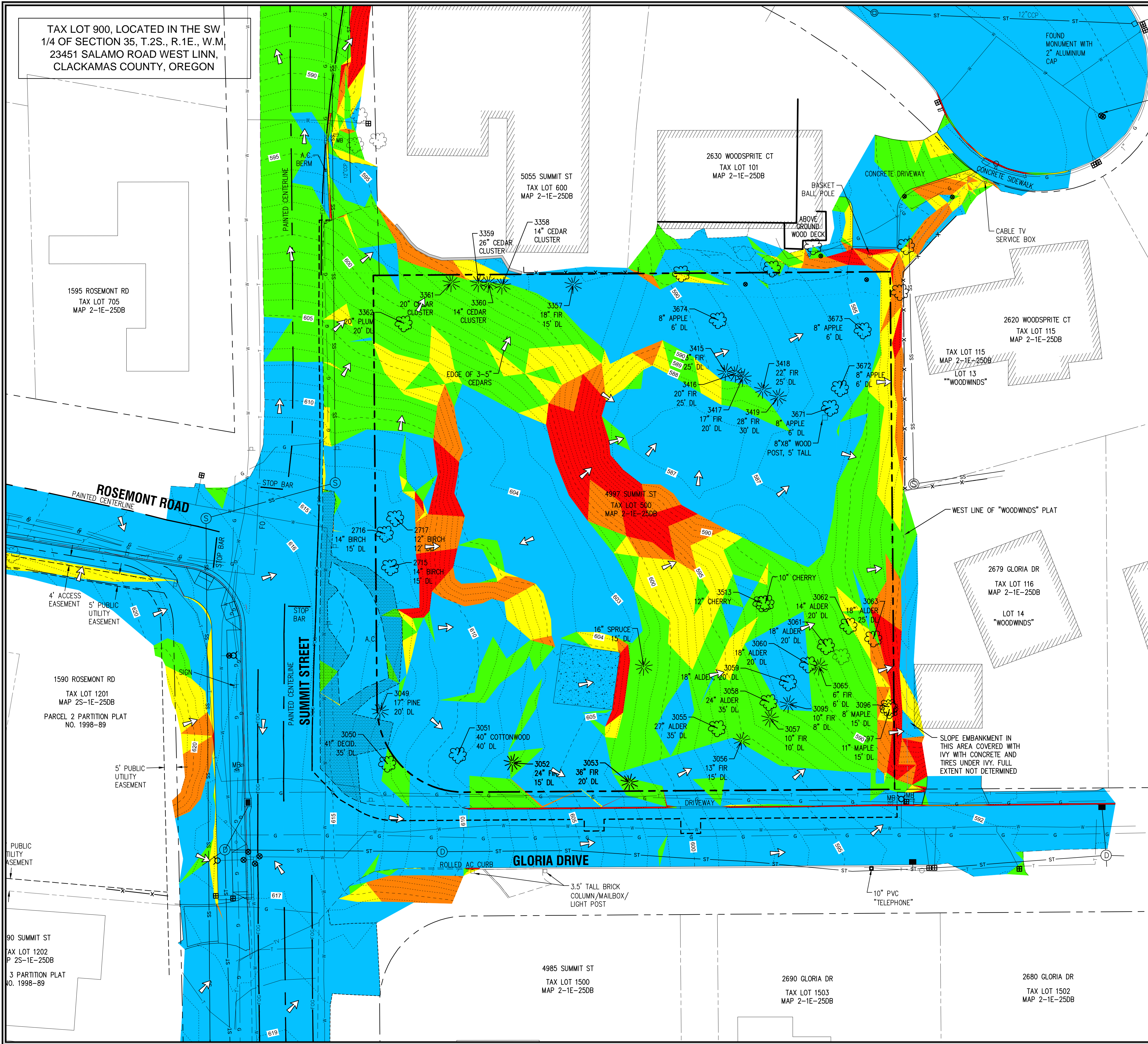


**EXPIRES: 06-30-20 15**

Scott L. Hardman, G.E., P.E.  
Principal Geotechnical Engineer



TAX LOT 900, LOCATED IN THE SW  
1/4 OF SECTION 35, T.2S., R.1E., W.M.  
23451 SALAMO ROAD WEST LINN,  
CLACKAMAS COUNTY, OREGON



**LEGEND**

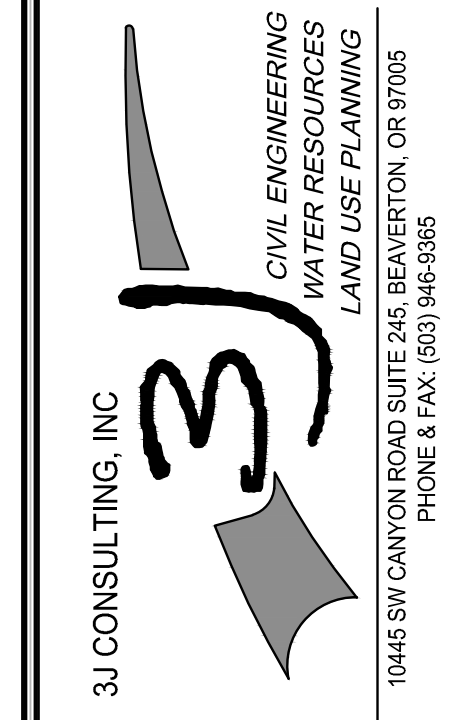
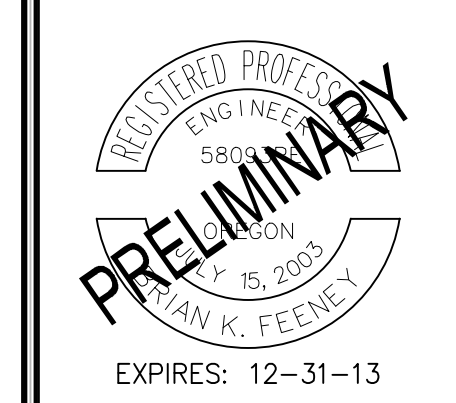
---	BOUNDARY LINE
-----	1 FOOT CONTOUR
- - - - -	5 FOOT CONTOUR
☀	EXISTING TREES
↘	RUNOFF FLOW DIRECTION

**SITE SLOPE ANALYSIS TABLE**

Minimum Slope	Maximum Slope	Area (sf)	%	Color
0%	15%	69,047	66.1	Blue
16%	25%	22,348	21.4	Green
26%	35%	5,777	5.5	Yellow
36%	50%	3,897	3.7	Orange
>50%	--	3,352	3.2	Red

CHECK SET  
10/01/13  
BY DATE  
REVISION SUMMARY

**SLOPE ANALYSIS PLAN**  
**HARPER'S TERRACE**  
**SUBDIVISION**  
LF 10, LLC  
WEST LINN, OR



3J JOB ID # | 13123  
LAND USE # |  
TAX LOT # | 251E25DB 500  
DESIGNED BY | CLF  
CHECKED BY | BKF

SHEET TITLE  
**SLOPE ANALYSIS**  
SHEET NUMBER

**C1.3**