



CITY OF West Linn

PLANNING AND DEVELOPMENT

STAFF REPORT PLANNING MANAGER DECISION

DATE: August 26, 2014

FILE NO.: MIP-14-06

REQUEST: Request for a 3-lot Partition at lot west of 2791 Cambridge St.

PLANNER: Tom Soppe, Associate Planner

AS Planning Manager *KQL* Development Review Engineer

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SPECIFIC DATA

**OWNER/
APPLICANT:** Zack & Monica Lorts, 2791 Cambridge St., West Linn, OR 97068

CONSULTANT: Pat Sisul, Sisul Engineering, 375 Portland Ave., Gladstone, OR 97027

SITE LOCATION: Vacant lot west of 2791 Cambridge St.

SITE SIZE: 26,448 Sq. Ft.

**LEGAL
DESCRIPTION:** Assessor's Map 2-1E-25CD Tax Lot 2400

**COMP PLAN
DESIGNATION:** Low-Density Residential

ZONING: R-7, Single-Family Residential Detached and Attached

**APPROVAL
CRITERIA:** Community Development Code (CDC) Chapter 85, Land Division, General Provisions; Chapter 12, Single-Family Residential Detached and Attached, R-7

120-DAY RULE: The application was declared complete on July 22, 2014. The 120-day period therefore ends on November 19, 2014.

PUBLIC NOTICE: Notice was mailed to property owners within 500 feet of the subject property and the Sunset and Parker Crest neighborhood associations on August 7, 2014. The notice was printed in the West Linn Tidings on August 14, 2014. A sign was placed on the property and on the nearest through street on August 13, 2014. The notice was also posted on the City's website. Therefore, public notice requirements of CDC Chapter 99 have been met.

EXECUTIVE SUMMARY

The application is for a three-lot partition in the Sunset neighborhood located where Cambridge Street dead ends. All three lots would take access from a hammerhead with a public access easement, which will also be used as a turnaround for the dead end of Cambridge Street. There would be an additional access easement off of the north end of the proposed hammerhead, since proposed Parcel 2 does not border the hammerhead.

The property is in the R-7 zone. No variances are required or proposed. Therefore the applicable approval criteria include:

- Chapter 12, Single-Family Residential Detached and Attached R-7 zoning district;
- Chapter 85, Land Division General Provisions, criteria in Section 85.200;

DECISION

Staff approves application MIP-14-06 subject to the following proposed conditions:

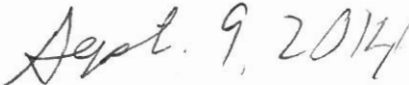
1. Site Plan. With the exception of modifications required by these conditions, the project shall conform to the submitted plans, dated July 2014 on pages 62-66 of Exhibit PD-4.
2. Engineering Standards. All public improvements and facilities associated with public improvements including street improvements, grading, onsite stormwater design, street lighting, easements, and easement locations are subject to the City Engineer's review, modification, and approval. These must be engineered, constructed, and completed by final platting.
3. Parcel 2 Driveway Width. The driveway for Parcel 2 shall be at least 12 feet wide within the access easement.
4. Existing Shed. The applicant shall remove the existing shed before final platting.
5. Modified Plat.
 - A) The applicant shall provide a modified preliminary plat showing modified access and utility easements.
 - B) All three parcels shall take access from a 15-foot-wide access and utility easement straddling the boundary or along the boundary between Parcel 1 and Parcel 3, leading to Parcel 2.
 - C) The easement shall be placed so that parcels 1 and 3 are both at least 7,000 square feet in size exclusive of the easement. The shared portions of the driveway in the easement shall be a minimum of 14 feet wide.

Staff has determined that with the recommended condition of approval as discussed above, the application meets the criteria of chapters 12 and 85.

This decision was processed under the provisions of Chapter 99.



TOM SOPPE, Associate Planner



DATE

Appeals to this decision must be filed with the West Linn Planning Department within 14 days of mailing date. Cost is \$400. The appeal must be filed by an individual who has established standing by submitting comments prior to or on August 27, 2014. Approval will lapse 3 years from effective approval date.

Mailed this 9th day of September, 2014.

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

Sept 23, 2014

Site Conditions: The parcel is approximately 150 by 180 feet. It is located at the western dead end of Cambridge Street one block west of Summit Street. There is only one structure on site, a shed at the southeast corner where Cambridge stubs into the east side of the site. No other streets border the site. It is surrounded by developed single-family neighborhoods. Water and sanitary sewer service link it with the city system under Cambridge Street, which heads gradually downhill to the east. The site itself is fairly flat. There are a few rows of trees and shrubs on site but no trees are significant per the City Arborist.

Site Aerial View



Source: West Linn GIS, 2014

Public comments:

Karen Wesenberg, 2830 White Salmon Court, Received August 13, 2014. I am writing you to formally oppose the proposal for a three lot partition on the lot west of 2791 Cambridge Street.

I have been a resident of West Linn for 10 years, and have seen a great deal of development. As City Planners, you must surely be weighing the short term financial benefit of allowing more houses to be crammed on small lots against the long term vision of sustainable and high quality neighborhoods. While I appreciate that building permits and new construction brings added wealth to the City of West Linn, the quality of houses built, the density of housing, and the destruction of trees and wooded areas has a long term negative impact on the type of neighborhoods we are creating. Sadly I have seen the areas around Parker Summit, which were once wooded and beautiful, turn into crammed suburbs resembling Beaverton. While I understand the need for development, is it really necessary to try and place homes on every square foot of land?

After reviewing the submitted plans, I am shocked that the City is approving this. There is not enough room for 3 lots on this property. This is not an open field with great potential. It is a postage stamp in a sea of existing homes. To make room for driveway access, the homes will have to be shoved up within a foot of the property line on the south side, with no regard to existing homes. Currently, there is a line of mature trees at the back of the property which will all have to come down. I notice that the pictures submitted of the south end are old pictures and do not reflect current forestry.

As City Planners, you have an obligation to the citizens of West Linn to make decisions that benefit everyone in the community, not just a land owner who wants to make money by subdividing a lot and building homes, with no regard to what kind of neighborhood they are creating. West Linn has a reputation for nice homes and good schools.

As a property owner who would be directly affected by this development, I implore you to reconsider.

I have reviewed Community Development Code. These lots are barely meeting the MINIMUM requirement of 7,000 sq ft. There are also requirements regarding minimum size of the lawn (15-20 ft) which are not being met. Finally, chapter 12 and 85 both consider impact on the existing infrastructure. This is at the top of hill which affects an entire subdivision (Parker Summit). Loss of trees, storm run off, water flow will all be affected. In addition, traffic flow needs to be considered. Cambridge is a narrow street with no sidewalk. Where will these new residents park? This is not set up like a Cul de sac. There will be more cars on the already crowded street. Look at the buildings at the end of York Street. They look awful and the fronts of these houses look directly into the back yards of existing homes. Again, as the City Planners, perhaps you should drive up Parker Rd and view these crammed in homes sites on York and Sumer Run. Drive up Cambridge and really look at it. Is this your legacy to the City? The Renaissance Neighborhood is at least attractive to look at. These smaller 2-3 plot outcroppings of cheaply built homes are an eyesore and ultimately denigrate what made West Linn so attractive in the first place.

Thank you for your consideration in this matter.

Notes to Applicant.

- Expiration of Approval. This approval shall expire three years from the effective date of this decision.
- Additional Permits Required. Your project may require the following additional permits:
 - Final Plat.
 - Building permit, the final permit after others are completed and conditions of approval are fulfilled. Contact the Building Division at (503) 656-4211, jnomie@westlinnoregon.gov.

Final inspection: Call the Building Division's Inspection Line at (503) 722-5509.

**ADDENDUM
APPROVAL CRITERIA AND FINDINGS
MIP-14-06**

Staff recommends adoption of the findings for approval contained within the applicant's submittal, with the following exceptions and additions:

**Chapter 12
SINGLE-FAMILY RESIDENTIAL DETACHED, R-7**

12.030 PERMITTED USES

The following are uses permitted outright in this zoning district

1. Single-family detached residential unit.

12.070 DIMENSIONAL REQUIREMENTS, USES PERMITTED OUTRIGHT AND USES PERMITTED UNDER PRESCRIBED CONDITIONS

Except as may be otherwise provided by the provisions of this code, the following are the requirements for uses within this zone:

A. The minimum lot size shall be:

1. For a single-family detached unit, 7,000 square feet.
2. For each attached single-family unit, 5,500 square feet. No yard shall be required between the units.

B. The minimum front lot line length or the minimum lot width at the front lot line shall be 35 feet.

C. The average minimum lot width shall be 35 feet.

Staff Response 1: Each proposed lot has over 7,000 square feet. The lots are at the end of the street and take their major frontage off of the private hammerhead. On these lots the front/rear have to be opposite each other but otherwise orientation is flexible due to the unique relationship this property has to the street. Each proposed lot has an width of over 35 feet at the front and on average. Each lot has a buildable depth 2.5 times less than its buildable width, and each lot is more than 90 feet deep. Staff determines the criteria are met.

E. The minimum yard dimensions or minimum building setback areas from the lot line shall be:

1. For the front yard, 20 feet, except for steeply sloped lots where the provisions of CDC 41.010 shall apply.
2. For an interior side yard, seven and one-half feet.

(...)

Staff Response 2: There is a shed in the southeast corner of the site which will be part of the front and side yard of Lot 1 if allowed to remain, in violation of the above setbacks. Staff determines the criteria are met upon the inclusion of Condition of Approval 4 which requires its removal.

CHAPTER 85

LAND DIVISION GENERAL PROVISIONS

85.200 APPROVAL CRITERIA

No tentative subdivision or partition plan shall be approved unless adequate public facilities will be available to provide service to the partition or subdivision area prior to final plat approval and the Planning Commission or Planning Director, as applicable, finds that the following standards have been satisfied, or can be satisfied by condition of approval.

A. Streets

(...)

11. Cul-de-sacs.

(...)

d. Applicants for a proposed subdivision, partition or a multifamily, commercial or industrial development accessed by an existing cul-de-sac/closed-end street shall demonstrate that the proposal is consistent with all applicable traffic standards and TVFR access standards.

e. All cul-de-sacs and other closed-end streets shall include direct pedestrian and bicycle accessways from the terminus of the street to an adjacent street or pedestrian and bicycle accessways unless the applicant demonstrates that such connections are precluded by physical constraints or that necessary easements cannot be obtained at a reasonable cost.

f. All cul-de-sacs/closed-end streets shall terminate with a turnaround built to one of the following specifications (measurements are for the traveled way and do not include planter strips or sidewalks).

Staff Response 3: The access is proposed as a hammerhead turnaround. However (since previous discussions with the applicant) staff has determined that (f) applies to new cul-de-sacs and not existing dead ends such as Cambridge, which terminates at a property with no connection opportunities, and without enough potential lots to continue the public street. Per the email from TVFR on Page 70 of Exhibit PC-6, the turnaround is also not required by TVFR.

Therefore a shared driveway is needed in an access and utility easement; unlike the turnaround this will neither use more parcel space than necessary nor distract from the aesthetics of the area. Staff determines the criteria are met upon the inclusion of Condition of Approval 5.

19. All lots in a subdivision shall have access to a public street. Lots created by partition may have access to a public street via an access easement pursuant to the standards and limitations set forth for such accessways in Chapter 48 CDC.

(...)

B. Blocks and lots.

(...)

4. Access. Access to subdivisions, partitions, and lots shall conform to the provisions of Chapter 48 CDC, Access, Egress and Circulation.

(...)

Staff Response 4: All lots will take access from the 15-foot-wide easement with a 14-foot wide shared driveway as required by Condition of Approval 5. As this will be a private easement, the distance between driveways is not relevant to the CDC. Staff determines the criterion is met.

7. Flag lots. Flag lots can be created where it can be shown that no other reasonable street access is possible to achieve the requested land division. A single flag lot shall have a minimum street frontage of 15 feet for its accessway. Where two to four flag lots share a common accessway, the minimum street frontage and accessway shall be eight feet in width per lot. Common accessways shall have mutual maintenance agreements and reciprocal access and utility easements. The following dimensional requirements shall apply to flag lots:

(...)

c. The lot size shall be calculated exclusive of the accessway; the access strip may not be counted towards the area requirements.

(...)

e. As per CDC 48.030, the accessway shall have a minimum paved width of 12 feet.

f. If the use of a flag lot stem to access a lot is infeasible because of a lack of adequate existing road frontage, or location of existing structures, the proposed

lot(s) may be accessed from the public street by an access easement of a minimum 15-foot width across intervening property.

(...)

Staff Response 5: There is hardly any road frontage as the site borders the end of the street right of way, not the side of the street. An access easement is acceptable instead of a stem. The lots are all over 7,000 feet not counting access easements. Condition of Approval 5 eliminates the turnaround proposed but requires a 15-foot wide easement and requires the shared portions of the driveway be 14 feet wide. Condition of Approval 3 requires that the area of Parcel 2's driveway that is within the easement be 12 feet wide per (e) above. Staff determines the criteria are met upon the inclusion of Condition of Approval 3 and Condition of Approval 5.

J. Supplemental provisions.

(...)

6. Underground utilities. All utilities, such as electrical, telephone, and television cable, that may at times be above ground or overhead shall be buried underground in the case of new development. The exception would be in those cases where the area is substantially built out and adjacent properties have above-ground utilities and where the development site's frontage is under 200 feet and the site is less than one acre. High voltage transmission lines, as classified by Portland General Electric or electric service provider, would also be exempted. Where adjacent future development is expected or imminent, conduits may be required at the direction of the City Engineer. All services shall be underground with the exception of standard above-grade equipment such as some meters, etc.

Staff Response 6: The site is in an area that is substantially built out, and in which adjacent properties have above ground utilities. The development site's frontage is under 200 feet. The site is less than one acre in size. Therefore the site fits the exception in which underground utilities are not required per this section. Staff determines the criterion does not apply to this site.

9. Heritage trees/significant tree and tree cluster protection. All heritage trees, as defined in the Municipal Code, shall be saved. Diseased heritage trees, as determined by the City Arborist, may be removed at his/her direction. All non-heritage trees and clusters of trees (three or more trees with overlapping dripline; however, native oaks need not have an overlapping dripline) that are considered significant by virtue of their size, type, location, health, or numbers shall be saved pursuant to CDC 55.100(B)(2). Trees are defined per the municipal code as having a trunk six inches in diameter or 19 inches in circumference at a point five feet above the mean ground level at the base of the trunk.

Staff Response 7: There are no heritage trees on site. The City Arborist has determined there are no significant trees on site. Staff determines the criterion is met.

AFFIDAVIT OF NOTICE

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

GENERAL

File No. MIP-1406 Applicant's Name Zack: Monica Lorts
Development Name _____
Scheduled Meeting/Decision Date 8-27-14

NOTICE: Notices were sent at least 20 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

TYPE A

A. The applicant (date) 8-7-14 (signed) S. Shroyer
B. Affected property owners (date) 8-7-14 (signed) S. Shroyer
C. School District/ Board (date) _____ (signed) _____
D. Other affected gov't. agencies (date) _____ (signed) _____
E. Affected neighborhood assns. (date) 8-7-14 (all) (signed) S. Shroyer
F. All parties to an appeal or review (date) 8-7-14 (signed) S. Shroyer

At least 10 days prior to the scheduled hearing or meeting, notice was published/posted:

Tidings (published date) 8-14-14 (signed) S. Shroyer
City's website (posted date) 8-8-14 (signed) S. Shroyer

SIGN

At least 10 days prior to the scheduled hearing, meeting or decision date, a sign was posted on the property per Section 99.080 of the Community Development Code.

(date) 8-13-14 (signed) [Signature]

NOTICE: Notices were sent at least 14 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

TYPE B

A. The applicant (date) _____ (signed) _____
B. Affected property owners (date) _____ (signed) _____
C. School District/ Board (date) _____ (signed) _____
D. Other affected gov't. agencies (date) _____ (signed) _____
E. Affected neighborhood assns. (date) _____ (signed) _____

Notice was posted on the City's website at least 10 days prior to the scheduled hearing or meeting.

Date: _____ (signed) _____

STAFF REPORT mailed to applicant, City Council/Planning Commission and any other applicable parties 10 days prior to the scheduled hearing.

(date) _____ (signed) _____

FINAL DECISION notice mailed to applicant, all other parties with standing, and, if zone change, the County surveyor's office.

(date) 9-9-14 (signed) S. Shroyer

**CITY OF WEST LINN
PLANNING MANAGER DECISION
FILE NO. MIP-14-06**

The West Linn Planning Manager is considering a request for a three-lot minor partition on the lot west of 2791 Cambridge Street.

The decision will be based on the approval criteria in chapters 12 and 85 of the Community Development Code (CDC). The approval criteria from the CDC are available for review at City Hall, at the City Library, and at <http://www.westlinnoregon.gov/cdc>.

You have received this notice because County records indicate that you own property within 500 feet of this property (Tax Lot 3701 of Clackamas County Assessor's Map 2-1E-25CD) or as otherwise required by the CDC.

All relevant materials in the above noted file are available for inspection at no cost at City Hall, and on the city web site <http://westlinnoregon.gov/planning/3-lot-minor-partition-west-2791-cambridge-street> or copies may be obtained for a minimal charge per page. Although there is no public hearing, your comments and ideas are invited and can definitely influence the final decision of the Planning Manager. Planning staff looks forward to discussing the application with you. **The final decision is expected to be made on, and no earlier than, August 27, 2014,** so please contact us prior to that date. For further information, please contact Tom Soppe, Associate Planner, City Hall, 22500 Salamo Rd., West Linn, OR 97068, (503) 742-8660, tsoppe@westlinnoregon.gov.

Any appeals to this decision must be filed within 14 days of the final decision date with the Planning Department. Failure to raise an issue in person or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue, precludes the raising of the issue at a subsequent time on appeal or before the Land Use Board of Appeals.

SHAUNA SHROYER
Planning Administrative Assistant

**CITY OF WEST LINN
PLANNING MANAGER DECISION
FILE NO. MIP-14-06**

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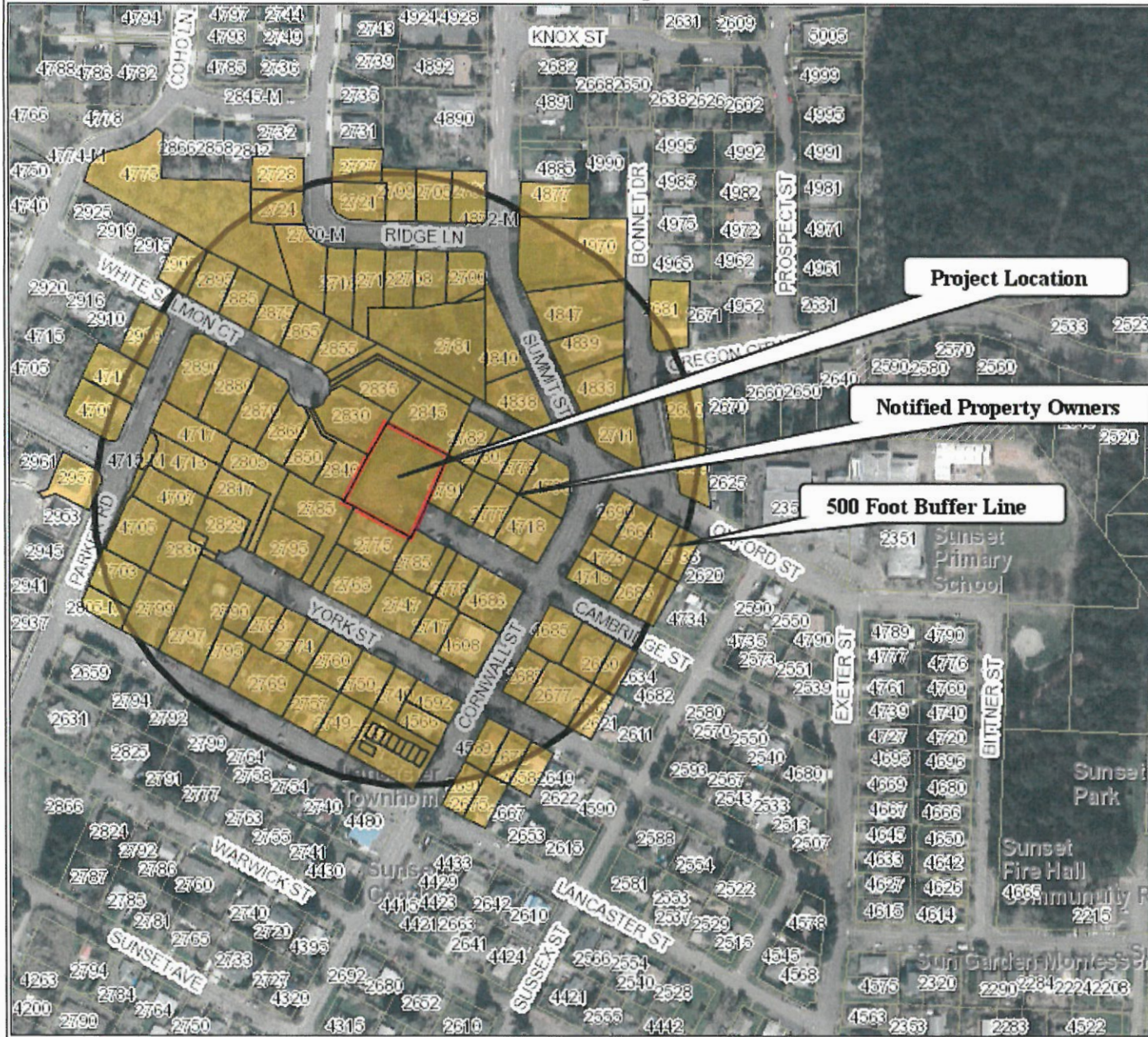
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SHAUNA SHROYER
Planning Administrative Assistant

Cambridge Street 500 Foot Notification Map



Scale 1:3,600 - 1 in = 300 ft
Scale is based on 8-1/2 x 11 paper size



Map created by: SSHROYER
Date Created: 29-Jul-14 09:11 AM

WEST LINN GIS

DISCLAIMER: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. Source: West Linn GIS (Geographic Information System) MapOptix.

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BEAVERCREEK, OR 97004

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Ret

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PORTLAND, OR 97220

ALLRED ALYSON & DARRIN
2724 RIDGE LN
WEST LINN, OR 97068

BATEMAN JAMES C JR
2870 WHITE SALMON CT
WEST LINN, OR 97068

BERNAL JESSE & ROSALBA S
2785 YORK ST
WEST LINN, OR 97068

BEVEL MARK A
2769 LANCASTER ST
WEST LINN, OR 97068

BIRCH JASON R & TAI A
2905 WHITE SALMON ST
WEST LINN, OR 97068

BOETTCHER KENNETH A & LEE ANN
2777 CAMBRIDGE ST
WEST LINN, OR 97068

BRADLEY MONTE & SUSAN L
2687 YORK ST
WEST LINN, OR 97068

BRASCH WARREN L & KRISTA
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WEST LINN, OR 97068

BROWN BOYD
2721 RIDGE LN
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4718 CORNWALL ST
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CARRIER BRIAN K
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CHIENYE C
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WEST LINN, OR 97068

CHARLEBOIS MICHAEL B & NANCY
MIKRUT
2658 YORK ST
WEST LINN, OR 97068

CHEVALIER GREGORY
2050 WELLINGTON DR
WEST LINN, OR 97068

CHITTY ANDREW
19010 NIXON AVE
WEST LINN, OR 97068

CITY OF WEST LINN
22500 SALAMO RD #600
WEST LINN, OR 97068

COFFEY AMIE M
2740 YORK ST
WEST LINN, OR 97068

CONTLA MITCHELL R & JENNIFER
2711 OXFORD ST
WEST LINN, OR 97068

COOLEY CRAIG L TRUSTEE
1425 SW TURNER RD
WEST LINN, OR 97068

CRISP JENNIFER A
2765 YORK ST
WEST LINN, OR 97068

DAVINV LANCASTER LLC
24794 SW MOUNTAIN RD
WEST LINN, OR 97068

DAVIS ORVILLE L TRUSTEE
4686 CORNWALL ST
WEST LINN, OR 97068

DIEKMANN DANIEL & ASHLEY
4713 SUMMER RUN DR
WEST LINN, OR 97068

ERICKSON PAUL G & RENEE A
2760 YORK ST
WEST LINN, OR 97068

EVANS JULIE
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WEST LINN, OR 97068

FARNBACH FREDERICK S & HEIDI K
2880 WHITE SALMON CT
WEST LINN, OR 97068

FARVAN FAMILY TRUST
2890 WHITE SALMON CT
WEST LINN, OR 97068

FLETCHER JAMES W & SANDRA A
2750 YORK ST
WEST LINN, OR 97068

FLYTE STEPHEN A
2780 OXFORD ST
WEST LINN, OR 97068

FORD JOHN B
2783 CAMBRIDGE ST
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WEST LINN, OR 97068

GROSS J DARRIN
16905 CHAPIN WAY
LAKE OSWEGO, OR 97034

HABASH JAMILEH
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2704 RIDGE LN
WEST LINN, OR 97068

HAMMOCK JANITA B TRUSTEE
2885 WHITE SALMON CT
WEST LINN, OR 97068

HAYS PATRICIA E
2680 CAMBRIDGE ST
WEST LINN, OR 97068

HESS JASON M
2817 YORK ST
WEST LINN, OR 97068

HOBBI GREGORY R & ANDREA D
2708 RIDGE LN
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HOLLYCREST PROP OF OR LLC
16836 CHERRY CREST DR
LAKE OSWEGO, OR 97034

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ANNE FEUZ
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KAUFMAN DIANE
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WEST LINN, OR 97068

KELLY DAN M & BEVERLY
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KIM SIK K & KATHLEN A
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WEST LINN, OR 97068

KOELLERMEIR DENNIS K & PHYLLIS A
2781 OXFORD ST
WEST LINN, OR 97068

KUEHN JOANN C TRUSTEE
PO BOX 5252
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KUGLER ROBERT ANDREW & MITZI
RHEY
4970 BONNET DR
WEST LINN, OR 97068

LAIRD DONN W
2775 YORK ST
WEST LINN, OR 97068

LANCASTER STREET LLC
8760 SW TURQUOISE LOOP
BEAVERTON, OR 97007

LANCASTER TOWNHOMES LLC
67 RICO WAY
SAN FRANCISCO, CA 94123

LAWRENCE HEIDI SUSANNAH
2778 OXFORD ST
WEST LINN, OR 97068

LORTS ZACK M & MARY M
2791 CAMBRIDGE ST
WEST LINN, OR 97068

LORTS ZACK M & MARY M
720 MCLOUGHLIN BLVD
OREGON CITY, OR 97045

MACHTELINCKX ALAIN & LINDA
2782 OXFORD ST
WEST LINN, OR 97068

MASTERTON HEATHER L & JASON
2717 YORK ST
WEST LINN, OR 97068

MCCUTCHEON LEW
2795 YORK ST
WEST LINN, OR 97068

MCHUGH ED & SUSAN
2875 WHITE SALMON CT
WEST LINN, OR 97068

MEHEGAN JEFFEREY M
4608 CORNWALL ST
WEST LINN, OR 97068

MONAHAN MATTHEW & KELLENE
2680 OREGON CITY BLVD
WEST LINN, OR 97068

NEWTON SUSAN A
2639 GLORIA DR
WEST LINN, OR 97068

NIXON JAMES J
2461 HAWKWOOD DR
CHINO HILLS, CA 91709

PAP SAMUEL A & LIDIA
2799 LANCASTER ST
WEST LINN, OR 97068

PELLETIER ROBERT & NACHI
2835 WHITE SALMON CT
WEST LINN, OR 97068

PESICKA GREGORY S & ROSALYNN
2840 WHITE SALMON CT
WEST LINN, OR 97068

POPP JOHN D & LORI J
4685 CORNWALL ST
WEST LINN, OR 97068

POWELL JONI D
2664 OXFORD ST
WEST LINN, OR 97068

RAMAGE WESLEY A JR & JOANN M
2658 OXFORD ST
WEST LINN, OR 97068 *Ret*

RENAISSANCE CUSTOM HOMES LLC
16771 BOONES FERRY RD
LAKE OSWEGO, OR 97035

SABO SAMUEL L TRUSTEE
18171 S WALDOW RD
OREGON CITY, OR 97045

SABOE ANTHONY
2865 WHITE SALMON CT
WEST LINN, OR 97068

SALEEM FARQAD A & DINA G ELIAS
4700 SUMMER RUN DR
WEST LINN, OR 97068

SCHELLER HARTMUT & BEATE
2845 WHITE SALMON CT
WEST LINN, OR 97068

SCHRAGE DOUGLAS J & RHONDA L
4592 CORNWALL ST
WEST LINN, OR 97068

SHROYER JAMES B & SHAUNA L
2785 CAMBRIDGE ST
WEST LINN, OR 97068

SMITH RUTH ANN & CHARLES F
2705 RIDGE LN
WEST LINN, OR 97068

SPEER CHRISTOPHER
2757 LANCASTER ST
WEST LINN, OR 97068

SWINDELLS RONALD C & NANCY T
4707 SUMMER RUN DR
WEST LINN, OR 97068

SWINEHART THOMAS MICHAEL & AMY
2850 WHITE SALMON CT
WEST LINN, OR 97068

TUCKER WILLIAM H & HELEN B
921 W CLINTON ST
ELMIRA, NY 14905

WALTON CLARENCE D & NAOMI L
PO BOX 531
WEST LINN, OR 97068

WESENBERG KAREN J & GRANT H
2830 WHITE SALMON CT
WEST LINN, OR 97068

WHEELOCK JAMES R & DEBRA J
4710 SUMMER RUN DR
WEST LINN, OR 97068

WHITE ANDREW L & LINDA K
2780 YORK ST
WEST LINN, OR 97068

WILLIAMS DEBORAH A
PO BOX 1592
CLACKAMAS, OR 97015

WILLIAMS JOHNETTE
2957 WINKEL WAY
WEST LINN, OR 97068

WINKEL ROBERT J & ANNA F
2797 LANCASTER ST
WEST LINN, OR 97068

WOOD LISA K
2860 WHITE SALMON CT
WEST LINN, OR 97068

YATES TANITH
2790 YORK ST
WEST LINN, OR 97068

PAT SISUL
SISUL ENGINEERING
375 PORTLAND AVE
GLADSTONE, OR 97027

WEST LINN CHAMBER OF
COMMERCE
1745 WILLAMETTE FALLS DR
WEST LINN OR 97068

DOREEN VOKES
SUNSET NA SEC/TREAS
4972 PROSPECT ST
WEST LINN OR 97068

STEVE GARNER
BHT NA PRESIDENT
3525 RIVERKNOLL WAY
WEST LINN OR 97068

SALLY MCLARTY
BOLTON NA PRESIDENT
19575 RIVER RD # 64
GLADSTONE OR 97027

ERIK VAN DE WATER
HIDDEN SPRINGS NA PRESIDENT
6433 PALOMINO WAY
WEST LINN OR 97068

JEF TREECE
MARYLHURST NA PRESIDENT
1880 HILLCREST DR
WEST LINN OR 97068

BILL RELYEA
PARKER CREST NA PRESIDENT
3016 SABO LN
WEST LINN OR 97068

AARON BUFFINGTON
ROBINWOOD NA PRESIDENT
3820 RIDGEWOOD WAY
WEST LINN OR 97068

KEN PRYOR
SAVANNA OAKS NA VICE PRES
2119 GREENE ST
WEST LINN, OR 97068

ED SCHWARZ
SAVANNA OAKS NA PRESIDENT
2206 TANNLER DR
WEST LINN OR 97068

TRACY GILDAY
SKYLINE RIDGE NA PRESIDENT
1341 STONEHAVEN DR
WEST LINN OR 97068

TONY BREault
SUNSET NA PRESIDENT
1890 SUNSET CT
WEST LINN OR 97068

MICHAEL SELVAGGIO
WILLAMETTE NA PRESIDENT
1790 FIFTH AVE
WEST LINN OR 97068

ALMA COSTON
BOLTON NA DESIGNEE
PO BOX 387
WEST LINN OR 97068

KEVIN BRYCK
ROBINWOOD NA DESIGNEE
18840 NIXON AVE
WEST LINN OR 97068

MAILED
8-1-14 SS



CITY OF
West Linn

July 22, 2014

Zack & Monica Lorts
2791 Cambridge St.
West Linn, OR 97068

SUBJECT: MIP-14-06 application for Minor Partition at lot west of 2791 Cambridge St.

Dear Mr. and Mrs. Lorts:

You submitted this application on July 14, 2014. The Planning and Engineering departments declared that this application is **complete** on July 22, 2014. The City now has 120 days (until November 19, 2014) to exhaust all local review per state statute. The application will shortly be scheduled for a Planning Manager decision. At least 20 days before the scheduled decision date you will be sent a copy of the decision notice.

Please contact me at 503-742-8660, or by email at tsoppe@westlinnoregon.gov if you have any questions or comments.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tom Soppe', is written over a light blue horizontal line.

Tom Soppe
Associate Planner

c: Pat Sisul, Sisul Engineering, 375 Portland Ave., Gladstone, OR 97027

p:/devrww/projects folder/projects 2014/MIP-14-06 2791 Cambridge St (west of)/compl-MIP-14-06

MAILED
7-22-14 ss

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>TOM SAPE</i>	PROJECT NO(S). <i>MP-14-06</i>	
NON-REFUNDABLE FEE(S) <i>500-</i>	REFUNDABLE DEPOSIT(S) <i>2800-</i>	TOTAL <i>3300-</i>

Type of Review (Please check all that apply):

- | | | |
|----------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| <input type="checkbox"/> Annexation (ANX) | <input type="checkbox"/> Historic Review | <input type="checkbox"/> Subdivision (SUB) |
| <input type="checkbox"/> Appeal and Review (AP) * | <input type="checkbox"/> Legislative Plan or Change | <input type="checkbox"/> Temporary Uses * |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Lot Line Adjustment (LLA) */** | <input type="checkbox"/> Time Extension * |
| <input type="checkbox"/> Design Review (DR) | <input checked="" type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan) | <input type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Easement Vacation | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP) |
| <input type="checkbox"/> Final Plat or Plan (FP) | <input type="checkbox"/> Pre-Application Conference (PA) */** | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG) |
| <input type="checkbox"/> Flood Management Area | <input type="checkbox"/> Street Vacation | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Hillside Protection & Erosion Control | | |

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

Site Location/Address: WEST OF 2791 CAMBRIDGE STREET	Assessor's Map No.: 2-1E-25CD
	Tax Lot(s): 2400
	Total Land Area: 26,448 sq. ft.

Brief Description of Proposal: 3 LOT MINOR PARTITION

Applicant Name: ZACK & MONICA LORTS <small>(please print)</small>	Phone: 503-657-6232
Address: 2791 CAMBRIDGE STREET	Email: tobymaizy@gmail.com
City State Zip: WEST LINN, OR 97068	

Owner Name (required): ZACK & MONICA LORTS <small>(please print)</small>	Phone: 503-657-6232
Address: 2791 CAMBRIDGE STREET	Email: tobymaizy@gmail.com
City State Zip: WEST LINN, OR 97068	

Consultant Name: SISUL ENGINEERING, PAT SISUL <small>(please print)</small>	Phone: 503-657-0188
Address: 375 PORTLAND AVENUE	Email: patsisul@sisulengineering.com
City State Zip: GLADSTONE, OR 97027	

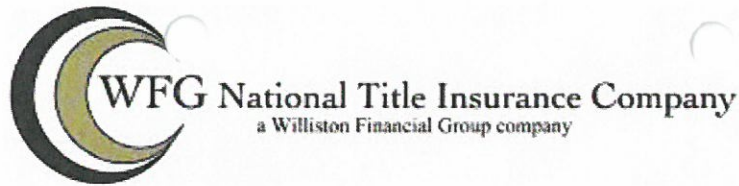
- All application fees are non-refundable (excluding deposit). **Any overruns to deposit will result in additional billing.**
- The owner/applicant or their representative should be present at all public hearings.
- A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
- Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application.**
One (1) complete set of digital application materials must also be submitted on CD in PDF format.
If large sets of plans are required in application please submit only two sets.

* No CD required / ** Only one hard-copy set needed

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

Monica Lorts 5/3/14 *Monica Lorts* 5/3/14
 Applicant's signature Date Owner's signature (required) Date

APPLICATION REC'D 7-14-14



Prepared For:

Prepared By: **Heather Listy** Prepared Date: 7/14/2014
 WFG National Title - Customer Service Department
 12909 SW 68th Pkwy # 350 Portland, OR 97223
 Phone: 503.603.1700 Fax: 888.833.6840
 E-mail: cs@wfgnationaltitle.com

OWNERSHIP INFORMATION

Owner : Lorts Zack M & Mary M
 CoOwner :
 Site Address : 2791 Cambridge St West Linn 97068
 Mail Address : 720 McLoughlin Blvd Oregon City Or 97045

Ref Parcel Number : 21E25CD01500
 T: 02S R: 01E S: 25 Q: SW QQ: SE
 Parcel Number : 00385023
 County : Clackamas (OR)

PROPERTY DESCRIPTION

Map Page & Grid : 687 A7
 Census Tract : 206.00 Block: 3
 Improvement Type : 300 Farm
 Subdivision/Plat : Windsor
 Neighborhood Code : West Linn/Willamette Old Town
 Land Use : 101 Res,Residential Land,Improved
 Legal : 41 WINDSOR LT 6 BLK 3

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$89,247
 Mkt Structure : \$304,500
 Mkt Total : \$393,747
 %Improved : 77
 M50AssdTotal : \$332,823
 Mill Rate : 18.5815
 Levy Code : 003002
 13-14 Taxes : \$5,726.13
 Millage Rate : 18.5815

PROPERTY CHARACTERISTICS

Bedrooms : 4	BldgLivingSqFt : 3,144	BldgSqFt :
Bathrooms : 3.50	1st Floor SqFt :	Lot Acres : .13
Full Baths : 3	UpperFinSqFt :	Lot SqFt : 5,597
Half Baths : 1	Finished SqFt :	Year Built : 2006
Fireplace :	AbvGrdSqFt :	Foundation :
Heat Type :	UpperTotSqFt :	Roof Type :
Floor :	UnFinUpStySqFt :	Roof Shape:
Stories :	Bsmt Fin SqFt :	Exterior Fin :
Garage SF :	Bsmt Unfin SqFt :	
	Bsmt Total SqFt :	

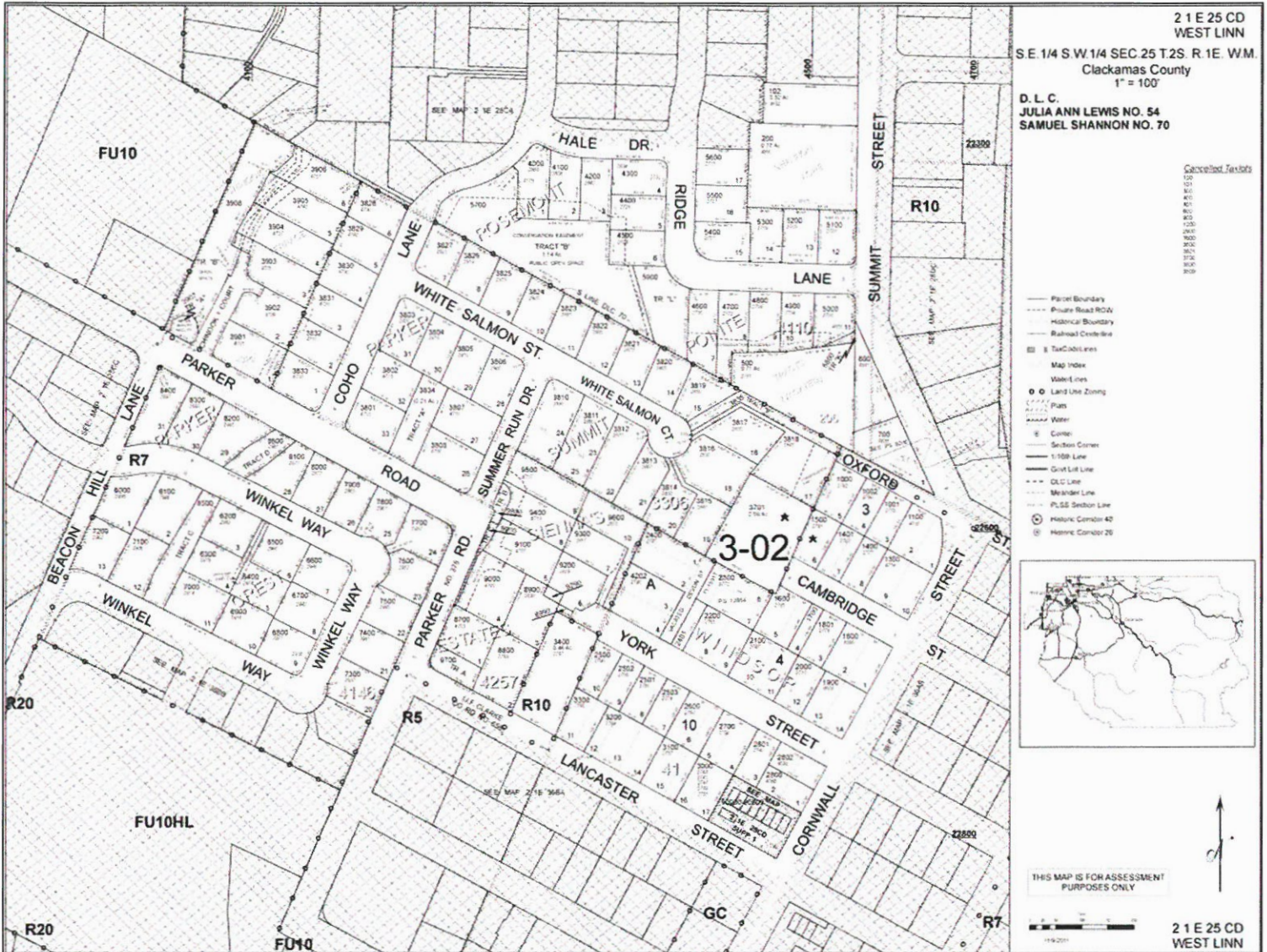
TRANSFER INFORMATION

Owner(s)	Date	Doc #	Price	Deed
:	:	:	:	:
:	:	:	:	:
:	:	:	:	:
:	:	:	:	:
:	:	:	:	:
:	:	:	:	:
:	:	:	:	:

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.



Parcel #: 00385023 / 21E25CD01500



This map is a copy of public record and is provided solely for informational purposes. WFG National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements.



STATUTORY BARGAIN AND SALE DEED (Individual or Corporation)

Electra Credit Union, Grantor, conveys to Zack M. Lorts and Mary M. Lorts, as tenants by the entirety, Grantee, the following described real property in the County of Clackamas and State of Oregon:

LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT "A"

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

OREGON TITLE INS. CO.

This property is free of liens and encumbrances, EXCEPT:

- 1) Taxes for the fiscal year 1986/1987, a lien due but not yet payable.

The true consideration for this conveyance is \$ 100,000.00 (Here comply with the requirements of ORS 93 030*)

DATED this 11 day of September 19 86. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Electra Credit Union By: [Signature]

STATE OF OREGON, County of Multnomah

The foregoing instrument was acknowledged before me this 11 day of September 19 86 by Allen Kofsky

of Electra Credit Union a corporation, on behalf of the corporation

Notary Public for Oregon My commission expires: 11-18-87



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

Order No. 251645C

After recording return to: Zack M. Lorts and Mary M. Lorts 2791 W. Cambridge Street West Linn, Oregon 97068

NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the following address:

Zack M. Lorts and Mary M. Lorts 2791 W. Cambridge Street West Linn, Oregon 97068

OTIC 510 NAME, ADDRESS, ZIP

THIS SPACE RESERVED FOR RECORDER'S USE 86 35596

Number: 251645 C
Legal Description

EXHIBIT "A"

PARCEL I

Lot 6, Block 3, according to the duly filed plat of WINDSOR, in the County of Clackamas and State of Oregon.

PARCEL II

Part of the Julia Ann Lewis Donation Land Claim No. 54 in Township 2 South, Range 1 East, of the Willamette Meridian in the County of Clackamas and State of Oregon, described as:

Beginning on the West boundary line of WINDSOR as shown and designated on the maps and plats of said WINDSOR now on file and recorded in the office of the Recorder of Conveyances of said County and State, at the Northwest corner of Lot 6 of Block 3, according to the duly filed plat of WINDSOR; running thence Southerly along the West boundary line of WINDSOR to the North boundary line of WINDSOR; running thence Westerly along the North boundary line of WINDSOR 150 feet; running thence Northerly in a straight line continuing the West boundary line of Devon Street until the point of intersection of said line with a straight line running Westerly from the Northwest corner of Lot 6, Block 3, WINDSOR and being a continuation of the North boundary line of said Lot 6; running thence Easterly to the place of beginning, in the County of Clackamas and State of Oregon.

STATE OF OREGON)
County of Clackamas) ss.
I, Juakita N. Orr, County Clerk, for the County of Clackamas do hereby certify that the instrument of writing was received for recording in the records of said County at

SEP 15 AM 9:17

Witness my hand and seal of office.
Juakita N. Orr
JUAKITA N. ORR
County Clerk
Recording Certificate 56 35596
CC-84 (rev. 4-83)

2

Application for Minor Partition

Map 2S 1E 25 CD, Tax Lot 3701

Cambridge Street, West Linn, Oregon

Applicant:

Zack & Monica Lorts

2791 Cambridge Street

West Linn, OR 97068

Phone: (503) 657-6232

Representative:

Sisul Engineering

375 Portland Avenue

Gladstone, OR 97027

Phone: (503) 657-0188

July, 2014

I. PROJECT DATA

- APPLICATION:** 3 Parcel Minor Partition
- LEGAL:** Tax Lot 3701, Map 2S 1E 25 CD
- APPLICANT/OWNER:** Zack and Monica Lorts
2791 Cambridge Street
West Linn, OR 97068
(503) 657-6232
- REPRESENTATIVE:** Patrick Sisul, PE, Sisul Engineering
375 Portland Avenue
Gladstone, OR 97027
503-657-0188
- ZONING:** R-7 Zoning District
- SIZE:** 26,448 square feet
- NEIGHBORHOOD:** Sunset Neighborhood Association

II. INTRODUCTION

The applicant requests tentative plan approval for a 3-lot single-family partition. The site is approximately 26,448 square feet in size and is zoned R-7 by the City of West Linn Community Development Code. The site is described as Tax Lot 3701, Tax Map 2S 1E 25 CD. The site is currently vacant. Cambridge Street is stubbed to the south east corner of the site. This application will demonstrate that the proposed subdivision complies with the applicable policies and regulations of the West Linn Community Development Code.

III. PROJECT DESCRIPTION

The applicant proposes to partition the site into 3 detached single-family lots. The applicant proposes to construct a public hammerhead to Tualatin Valley Fire and Rescue standards as shown on the preliminary development plans. A dead end street for Cambridge is allowed due to existing development of the Parker Summit subdivision to the west which was developed without the ability to connect to Cambridge Street. This project will be served by public water and sewer available within Cambridge. Stormwater will be collected and treated on site and disposed of offsite.

IV. APPLICABLE CODE PROVISIONS

CHAPTER 12.000 - SINGLE-FAMILY RESIDENTIAL DETACHED & ATTACHED, R-7

12.030 PERMITTED USES

The following uses are permitted outright in this zone.

1. Single-family detached residential unit.

RESPONSE:

The applicant is proposing 3 single-family detached homes, a permitted use in the R-7 zone.

12.060 CONDITIONAL USES

RESPONSE:

No conditional uses are proposed for this site.

12.070 DIMENSIONAL REQUIREMENTS, USES PERMITTED OUTRIGHT AND USES PERMITTED UNDER PRESCRIBED CONDITIONS

Except as may be otherwise provided by the provisions of this Code, the following are the requirements for uses within this zone:

- A. The minimum lot size shall be:
 1. For a single-family detached unit, 7,000 square feet. (ORD. 1308)
 2. For each attached single-family unit, 5,500 square feet. No yard shall be required between the units. (ORD. 1308)

RESPONSE:

All of the proposed parcels are for single-family detached homes and each of the proposed parcels is over 7,000 square feet after deducting the lot area located in hammerhead and shared driveway easements.

- B. The minimum front lot line length or the minimum lot width at the front lot line shall be 35 feet.

RESPONSE:

All three parcels have a width of at least 35 feet at the front lot line as shown on the tentative plan.

- C. The average minimum lot width shall be 50 feet.

RESPONSE:

Parcel 1 has a proposed width of 85 feet, Parcel 2 has a proposed width of 75 feet and Parcel 3 has a proposed width of 64 feet. All three proposed parcels are more than 50 feet in average width.

- E. The minimum yard dimensions or minimum building setback areas from the lot line shall be:
 - 1. For the front yard, 20 feet, except for steeply sloped lots where the provisions of Section 41.010 shall apply.
 - 2. For an interior side yard, 7-1/2 feet.
 - 3. For a side yard abutting a street, 15 feet.
 - 4. For a rear yard, 20 feet.

RESPONSE:

The three proposed parcels are adequately sized and shaped to accommodate the minimum yard setbacks.

- F. The maximum building height shall be 35 feet, except for steeply sloped lots in which case the provisions of Section 41.010 shall apply. (ORD 1538)

RESPONSE:

Building height provisions can be satisfied at the time of building permit submittal. Compliance with this criterion is not anticipated to be difficult.

- G. The maximum lot coverage shall be 35 percent.

RESPONSE:

Lot coverage provisions can be satisfied at the time of building permit submittal. Compliance with this criterion is not anticipated to be difficult.

- H. The minimum width of an accessway to a lot which does not abut a street or a flag lot, shall be 15 feet.

RESPONSE:

Parcels 1 and 3 will have direct access to the 20-foot wide proposed hammerhead on Cambridge Street. Parcel 2 will access Cambridge via a minimum 15-foot wide access easement over Parcel 3.

- I. The floor area ratio shall be .45. Type I and II lands shall not be counted toward lot area when determining allowable floor area ratio, except that a minimum floor area ratio of .30 shall be allowed regardless of the classification of lands within the property. That 30 percent shall be based upon the entire property including Type I and II lands. Existing residences in excess of this standard may be replaced to their prior dimensions when damaged without the requirement that the homeowner obtain a “non-conforming structures” permit under CDC Chapter 66.

RESPONSE:

Compliance with Floor Area Ratio can be confirmed at the time of building permit submittal.

- J. The sidewall provisions of CDC Chapter 43 shall apply.

RESPONSE:

Compliance with the applicable provision of CDC Chapter can be confirmed at the time of building permit submittal.

12.090 OTHER APPLICABLE DEVELOPMENT STANDARDS

- A. The following standards apply to all development including permitted uses:
 1. Chapter 34, Accessory Structures, Accessory Dwelling Units and Accessory Uses.
 2. Chapter 35, Temporary Structures and Uses.
 3. Chapter 38, Additional Yard Area Required, Exceptions to Yard Requirements, Storage in Yards; Projections into Yards.
 4. Chapter 40, Building Height Limitations, Exceptions.
 5. Chapter 41, Structures on Steep Lots, Exceptions.
 6. Chapter 42, Clear Vision Area.
 7. Chapter 44, Fences.
 8. Chapter 46, Off-street Parking, Loading & Reservoir Areas.
 9. Chapter 48, Access, Egress and Circulation.
 10. Chapter 52, Signs.
 11. Chapter 54, Landscaping.
- B. The provisions of Chapter 55, Design Review, apply to all uses except detached single-family dwellings, residential homes and residential facilities.

RESPONSE:

The above referenced standards will be addressed in detail within this narrative, below.

CHAPTER 34.000 ACCESSORY STRUCTURES, ACCESSORY DWELLING UNITS and ACCESSORY USES.

RESPONSE:

No accessory structures, accessory dwelling units or accessory uses are proposed with the current application for minor partition. Applicable provisions of Chapter 34.000 can be addressed at the time of building permit submittal.

CHAPTER 35.000 TEMPORARY STRUCTURES AND USES.

RESPONSE:

No temporary structures or uses are proposed with the current application for minor partition and the provisions of this chapter do not apply to the current application. During home construction, construction uses and trailers may be used onsite for storage of tools and equipment. Construction related uses are exempt from the provision of this Chapter per Section 35.020, Exemptions.

CHAPTER 38.000 ADDITIONAL YARD AREA REQUIRED; EXCEPTIONS TO YARD REQUIREMENTS; STORAGE IN YARDS; PROJECTIONS INTO YARDS

RESPONSE:

No structures are proposed at this time. Compliance with the provisions of Chapter 38.000 can be confirmed at the time of building permit submittal.

CHAPTER 40.000 BUILDING HEIGHT LIMITATIONS, EXCEPTIONS.

RESPONSE:

No structures are proposed at this time. Compliance with the provisions of Chapter 40.000 can be confirmed at the time of building permit submittal.

CHAPTER 41.000 STRUCTURES ON STEEP LOTS.

RESPONSE:

No structures are proposed at this time. Compliance with the provisions of Chapter 41.000 can be confirmed at the time of building permit submittal.

CHAPTER 42.000 CLEAR VISION AREA.

RESPONSE:

The clear vision area applies to corners of property adjacent to intersections. The proposed configuration of driveway for the parcels in this minor partition do not the creation of an

intersection. Therefore, the provisions of Chapter 42.000 do not apply to the proposed minor partition.

CHAPTER 44.000 FENCES.

RESPONSE:

Existing wire and wooden fences are located along the southern, western, and northern property lines as depicted on Sheet 3, Existing Conditions Plan. No new fences are proposed at this time.

CHAPTER 46.000 OFF-STREET PARKING, LOADING AND RESERVOIR AREAS.

RESPONSE:

Parking provisions for new homes can be verified at the time of building permit submittal. No structures or uses requiring parking are proposed with the current application for minor partition.

CHAPTER 48.000 ACCESS, EGRESS AND CIRCULATION.

48.020 APPLICABILITY AND GENERAL PROVISIONS

- B. All lots shall have access from a public street or from a platted private street approved under the land division chapter.

RESPONSE:

The project will create a public hammerhead at the western termination of Cambridge Street. Access to Parcels 1 through 3 will be from this hammerhead with Parcels 1 and 3 having frontage on Cambridge Street and Parcel 2 taking access from the public street through a platted access easement.

- C. No building or other permit shall be issued until scaled plans are presented to the City and approved by the City as provided by this chapter, and show how the access, egress, and circulation requirements are to be fulfilled. Access to State or County roads may require review, approval, and permits from the appropriate authority.

RESPONSE:

The site does not front on a State highway or County roadway. Plans have been submitted with the application that demonstrates how access, egress and circulation requirements will be fulfilled. Further plans will be submitted when building plans are submitted to the City for review.

- D. Should the owner or occupant of a lot or building enlarge or change the use to which the lot or building is put, resulting in increasing any of the requirements of this

chapter, it shall be unlawful and a violation of this code to begin or maintain such altered use until the provisions of this chapter have been met, and, if required, until the appropriate approval authority under Chapter 99 CDC has approved the change.

RESPONSE:

Plans for new homes on the lots will be submitted to the City Building Department for review when new homes are proposed for construction.

- E. Owners of two or more uses, structures, or parcels of land may agree to utilize jointly the same access and egress when the combined access and egress of both uses, structures, or parcels of land satisfies the requirements as designated in this code; provided, that satisfactory legal evidence is presented to the City Attorney in the form of deeds, easements, leases, or contracts to establish joint use. Copies of said instrument shall be placed on permanent file with the City Recorder.

RESPONSE:

The owners of Parcels 1 through 3 will share a joint accessway at the termination of Cambridge Street. Access easements are proposed to be recorded on the partition plat that will create the new parcels.

- F. Property owners shall not be compelled to access their homes via platted stems of flag lots if other driveways and easements are available and approved by the City Engineer. (Ord. 1584, 2008)

RESPONSE:

This section does not apply, no flag lots are being created.

48.025 ACCESS CONTROL

RESPONSE:

Access into the proposed development will be through the creation of a hammerhead at the western termination of Cambridge Street. Public access easements for the hammerhead and a private access easement across Parcel 3 for the benefit of Parcel 2 will be created on the partition plat for the development. The site fronts on a single roadway, Cambridge Street, a local roadway, and access to all three parcels will come from a shared accessway on that local street.

48.030 MINIMUM VEHICULAR REQUIREMENTS FOR RESIDENTIAL USES

- A. Direct access from single-family dwellings and duplex lots to an arterial street...

RESPONSE:

Access will be taken from a local street, not an arterial street, this section does not apply.

- B. When any portion of any house is less than 150 feet from the adjacent right-of-way, access to the home is as follows:
1. One single-family residence, including residences with an accessory dwelling unit as defined in CDC 02.030, shall provide 10 feet of unobstructed horizontal clearance. Dual-track or other driveway designs that minimize the total area of impervious driveway surface are encouraged.

RESPONSE:

All parcels are anticipated to have homes located less than 150 feet from the end of the Cambridge Street right-of-way. All 3 parcels will share the main accessway from the end of Cambridge, then will divide into individual access points from the shared access driveway as they progress closer to the individual dwellings. The hammerhead will be constructed using pervious materials.

2. Two to four single-family residential homes equals a 14- to 20-foot-wide paved or all-weather surface. Width shall depend upon adequacy of line of sight and number of homes.

RESPONSE:

The hammerhead portion of the driveway, which will be shared by the 3 parcels, will be 20 feet wide.

3. Maximum driveway grade shall be 15 percent. The 15 percent shall be measured along the centerline of the driveway only. Variations require approval of a Class II variance by the Planning Commission pursuant to Chapter 75 CDC. Regardless, the last 18 feet in front of the garage shall be under 12 percent grade as measured along the centerline of the driveway only. Grades elsewhere along the driveway shall not apply.

RESPONSE:

Site topography is fairly flat. Driveway grades are anticipated to be less than 10 percent.

4. The driveway shall include a minimum of 20 feet in length between the garage door and the back of sidewalk, or, if no sidewalk is proposed, to the paved portion of the right-of-way.

RESPONSE:

This criterion can be satisfied when building plans are submitted for each parcel.

- C. When any portion of one or more homes is more than 150 feet from the adjacent right-of-way, the provisions of subsection B of this section shall apply in addition to the following provisions.

RESPONSE:

The future home on Parcel 2 will be more than 150 feet from the adjacent right-of-way, but will be less than 150 feet from the hammerhead being created at the termination of the Cambridge Street right-of-way. The decision of whether the provisions of subsection C shall apply to the home on Parcel 2 can be made at the time of building permit submittal. If it is deemed that the criteria of this subsection applies, the home on Parcel 2 can be made to comply with the provisions of this subsection.

- D. Access to five or more single-family homes shall be by a street built to full construction code standards.

RESPONSE:

The application is for development of three single family residences with access from a private driveway. The provisions of this section are met.

- E. Access and/or service drives for multi-family dwellings shall be fully improved with hard surface pavement:

RESPONSE:

No multi-family dwellings are proposed, the criteria of this section do not apply.

- F. Where on-site maneuvering and/or access drives are necessary to accommodate required parking, in no case shall said maneuvering and/or access drives be less than that required in Chapters 46 and 48 CDC.

RESPONSE:

Parking and maneuvering requirements for individual homes can be determined at the time of building permit submittal.

- G. The number of driveways or curb cuts shall be minimized on arterials or collectors. Consolidation or joint use of existing driveways shall be required when feasible.

RESPONSE:

Access will be from a local street. This section does not apply.

- H. In order to facilitate through traffic and improve neighborhood connections, it may be necessary to construct a public street through a multi-family site.

RESPONSE:

No multi-family development is proposed. This section does not apply to this application.

- I. Gated accessways to residential development other than a single-family home are prohibited.

RESPONSE:

No gates are proposed. This section does not apply to the application.

48.040 MINIMUM VEHICLE REQUIREMENTS FOR NON-RESIDENTIAL USES

RESPONSE:

The application is for a residential land division. The provisions of this section do not apply to the application.

48.050 ONE-WAY VEHICULAR ACCESS POINTS

RESPONSE:

No one-way vehicular access points are proposed. The provisions of this section do not apply.

48.060 WIDTH AND LOCATION OF CURB CUTS AND ACCESS SEPARATION REQUIREMENTS

RESPONSE:

The three proposed parcels will share an accessway from the termination of Cambridge Street. The accessway will be 20 feet wide to accommodate an emergency vehicle turnaround. The provisions of this section are met.

48.080 BICYCLE AND PEDESTRIAN CIRCULATION

RESPONSE:

Due to limitations on neighboring properties that have already been developed, no bicycle or pedestrian circulation can be created with the proposed development.

CHAPTER 52.000 SIGNS.

RESPONSE:

No signs are proposed. The provisions of this chapter do not apply.

CHAPTER 54.000 LANDSCAPING.

RESPONSE:

Existing trees are inventoried on Sheet 3, Existing Conditions Plan. No Heritage trees are located on the property. Trees located near the proposed hammerhead (trees 136-141) will be

removed for construction of the hammerhead and proposed utilities. With the development being located at the termination of Cambridge Street, street trees cannot be installed. Landscaping for the individual homes can be verified at the time of building permit submittal.

CHAPTER 55.000 DESIGN REVIEW

55.025 EXEMPTIONS

The provisions of this chapter exempt individual single-family residential houses construction, single-family detached housing subdivisions, accessory structures, 1- 2 duplexes or single-family attached structures except as indicated otherwise.

RESPONSE:

The proposed development is single-family residential detached and is exempt from design review.

LAND DIVISION

85.000 GENERAL PROVISIONS

85.010 PURPOSE

A. The purpose of the land division provisions of this Code is to implement the Comprehensive Plan; to provide rules and standards governing the approval of plats of subdivisions (four lots or more) and partitions (three lots or fewer); to help direct the development pattern; to lessen congestion in the streets; to increase street safety; to efficiently provide water, sewage, and storm drainage service; and to conserve energy resources.

85.150 APPLICATION - TENTATIVE PLAN

A. The applicant shall submit a completed application which shall include:

1. The completed application form(s).
2. Copies of the tentative plan and supplemental drawings shall include one copy at the original scale plus one copy reduced in paper size not greater than 11 x 17 inches. The applicant shall also submit one copy of the complete application in a digital format acceptable to the City. When the application submittal is determined to be complete, additional copies may be required as determined by the Community Development Department.
3. A narrative explaining all aspects of land division per Section 85.200.

B. The applicant shall pay the requisite fee.

RESPONSE:

The applicant has submitted the above information with this submittal.

85.160 SUBMITTAL REQUIREMENTS FOR THE TENTATIVE PLAN

- A. A city-wide map shall identify the site. A vicinity map covering 1/4-mile radius from the development site shall be provided in the application showing existing subdivisions, streets, and unsubdivided land ownerships adjacent to the proposed subdivision and showing how proposed streets and utilities may be extended to connect to existing streets and utilities.

RESPONSE:

Sheet 1 of the tentative plan includes a city-wide map that identifies the location of the site. An assessors map has also been submitted with the application. In addition to owning the subject property, the applicants also own the home adjacent to the site, Tax Lot 1500.

- B. The tentative subdivision plan shall be prepared by a registered civil engineer and/or a licensed land surveyor. A stamp and signature of the engineer or surveyor shall be included on the tentative subdivision plan. A tentative minor partition plan (3 lots or less) is only required to be drawn to scale and does not have to be prepared by an engineer or surveyor.

RESPONSE:

The tentative partition plan has been drawn to scale.

- C. The tentative plan of a subdivision or partition shall be drawn at a scale not smaller than one inch equals 100 feet, or for areas over 100 acres, one inch equals 200 feet.

RESPONSE:

The tentative partition plan is drawn at 1" = 20'.

- D. The following general information shall be shown on the tentative plan of subdivision or partition:
1. Proposed name of the subdivision and streets; these names shall not duplicate nor resemble the name of any other subdivision or street in the City and shall be approved by the Planning Commission or Planning Director, as applicable. Street names should be easily spelled, pronounced, and of limited length.
 2. Date, north arrow, scale of drawing, and graphic bar scale.
 3. Appropriate identification clearly stating the drawing as a tentative plan.
 4. Location of the proposed division of land, with a tie to the City coordinate system, where established, and a description sufficient to define its location and boundaries, and a legal description of the tract boundaries.
 5. Names and addresses of the owner, developer, and engineer or surveyor.

RESPONSE:

The proposal is for a partition and the development will not have a name. No new streets or street names are being created with this development. The other information can be found within this narrative and on Sheet 1 of the tentative plan.

- E. The following existing conditions shall be shown on the tentative plan of a subdivision or partition:
1. The location, widths, and names of all existing or platted streets and right-of-ways within or adjacent to the tract (within 50 feet), together with easements and other important features such as section lines, donation land claim corners, section corners, City boundary lines, and monuments.

RESPONSE:

See Sheets 1-3 of the Tentative Plan.

2. Contour lines related to the U.S. Geological Survey datum or some other established benchmark, or other datum approved by the Planning Director and having the following minimum intervals:
 - a. Two-foot contour intervals for ground slopes less than 20 percent.
 - b. Five-foot contour intervals for ground slopes exceeding 20 percent.

RESPONSE:

See Sheet 3 of the Tentative Plan.

3. The location of any control points that are the basis for the applicant's mapping.

RESPONSE:

See Sheets 3 of the Tentative Plan.

4. The location, by survey, and direction of all watercourses and areas subject to periodic inundation or storm drainageway overflow or flooding, including boundaries of flood hazard areas as established by the U.S. Corps of Engineers or the City zoning ordinance.

RESPONSE:

No water courses or areas subject to periodic inundation are located onsite.

5. Natural features such as rock outcroppings, wetlands tied by survey, wooded areas, heritage trees, and isolated trees (six-inch diameter at five feet above grade) identified by size, type, and location. All significant trees and tree clusters identified by the City Arborist using the criteria of CDC Section 55.100(B)(2) and all heritage trees, shall be delineated. Trees on non-Type I and II lands shall have their "dripline plus 10 feet" protected area calculated per CDC Section 55.100(B)(2) and expressed in square feet, and also as a percentage of total non-Type I and II area. (ORD. 1403)

RESPONSE:

Trees are shown on Sheet 3 of the Tentative Plan. No rock outcroppings, wetlands or wooded areas are located on the site. No significant trees are located onsite, one significant tree, a 26-inch conifer is located slightly offsite in the most southerly corner of the site.

6. Existing uses of the property, including location of all existing structures. Label all structures to remain on the property after platting.

RESPONSE:

The existing structure located onsite is shown on Sheet 3 of the Tentative Plan.

7. Identify the size and location of existing sewers, water mains, culverts, drain pipes, gas, electric, and other utility lines within the site, and in the adjoining streets and property.

RESPONSE:

Existing utility lines are shown on Sheet 4 of the Tentative Plan.

8. Zoning on and adjacent to the tract.

RESPONSE:

Existing zoning is shown on Sheet 3 of the Tentative Plan.

9. Existing uses to remain on the adjoining property and their scaled location.

RESPONSE:

Existing homes located on surrounding properties are indicated on Sheet 3 of the Tentative Plan.

10. The location of any existing bicycle or pedestrian ways.

RESPONSE:

No existing bicycle and pedestrian ways are located on or near the site.

11. The location of adjacent transit stops.

RESPONSE:

No transit stops are located near the site.

F. The following proposed improvements shall be shown on the tentative plan or supplemental drawings:

1. The street - street location, proposed name, right-of-way width, and approximate radius of curves of each proposed street and street grades. Proposed street names shall comply with the street naming method explained in Section 85.200(A) (12).

RESPONSE:

No new streets, street names, or right-of-way dedications are proposed. Dimensions for the proposed hammerhead at the termination of Cambridge Street are shown on Sheet 2 of the Tentative Plan.

2. The type, method, and location of any erosion prevention and sediment control measures and/or facilities in accordance with the most current version of Clackamas County's *Erosion/ Sedimentation Control Plans Technical Guidance Handbook*, which are necessary to prevent and control visible or measurable erosion as determined by the following criteria:
 - a. Deposition of soil, sand, dirt, dust, mud, rock, gravel, refuse, or any other organic or inorganic material exceeding one cubic foot in volume in a public right-of-way or public property, or into the City surface water management system either by direct deposit, dropping, discharge, or as a result of erosion; or,
 - b. Flow of water over bare soils, turbid or sediment laden flows, or evidence of on-site erosion such as rivulets or bare soil slopes, where the flow of water is not filtered or captured on the development site; or,
 - c. Earth slides, mud flows, land slumping, slope failure, or other earth movement that is likely to leave the property of origin. Additional on-site measures may later be required if original measures prove to be inadequate in meeting these attainment standards. For the purposes of this Code, "one cubic foot in volume" is defined to include the volume of material, wet or dry, at the time of deposition and includes any water of a discolored or turbid nature. (ORD. 1382)

RESPONSE:

Erosion control details and erosion control Best Management Practices are shown on Sheet 5 of the Tentative Plan. Additional erosion control measures will be needed during home construction and plans for those Best Management Practices shall be reviewed and approved with the plans submitted for building permit on each parcel.

3. Any proposed infrastructure improvements that address those identified in the City Transportation System Plan.

RESPONSE:

No infrastructure improvements are shown for Cambridge Street in the City TSP.

4. Any proposed bicycle or pedestrian paths. The location of proposed transit stops.

RESPONSE:

No bicycle or pedestrian facilities are proposed.

5. Any easement(s) – location, width, and purpose of the easement(s).

RESPONSE:

Proposed easements and easement dimensions are located on Sheet 2 of the Tentative Plan.

6. The lot configuration including location and approximate dimensions and lot area of each parcel, and in the case of a subdivision, the proposed lot and block number.

RESPONSE:

Parcel sizes and dimensions are located on Sheet 2 of the Tentative Plan.

7. A street tree planting plan and schedule approved by the Parks Department.

RESPONSE:

Due to the location of the development being at the termination of Cambridge Street, no street trees are proposed.

8. Any land area to be dedicated to the City or put in common ownership.

RESPONSE:

No dedications are proposed.

9. Phase boundaries shall be shown.

RESPONSE:

A single phase development is proposed.

85.170 SUPPLEMENTAL SUBMITTAL REQUIREMENTS FOR A TENTATIVE SUBDIVISION OR PARTITION PLAN

The following information shall be submitted to supplement the tentative subdivision plan:

A. General.

1. Narrative stating how the plan meets each of the applicable approval criteria and each subsection below.

RESPONSE:

This narrative addresses how the plan meets each of the applicable approval criteria.

2. Statement or affidavit of ownership of the tract (County Assessor's map and tax lot number).

RESPONSE:

This application is a resubmittal of an earlier approved application for Minor Partition. The City is aware that the applicant is the owner and has this information in their information system.

3. A legal description of the tract.

RESPONSE:

The legal description of the site is Township 2 South, Range 1 East, Section 25, (Map 2 1E 25CD), Tax Lot 3701, Willamette Meridian, Clackamas County, State of Oregon.

4. If the project is intended to be phased, then such a proposal shall be submitted at this time with drawing and explanation as to when each phase will occur and which lots will be in each phase.

RESPONSE:

A single phase of development is proposed.

5. Where the land to be subdivided or partitioned contains only a part of the contiguous land owned by the developer, the Commission or Planning Director, as applicable, shall require a master plan of the remaining portion illustrating how the remainder of the property may suitably be subdivided.

RESPONSE:

The applicants own an adjacent parcel to the southeast, Tax Lot 1500, which is already subdivided and has a single family home located onsite. The remainder of their property will be divided as indicated on the Tentative Plan.

6. Where the proposed subdivision site includes hillsides or where erosion hazard potential exists, including Type I and II lands as defined in Section 24.060(C), and any lands identified as a hazard site in the West Linn Comprehensive Inventory Plan Report, the standards and requirements of Chapter 24, Planned Unit Development, as well as the requirements for erosion control as described in Section 85.170(C), shall be addressed in a narrative.

RESPONSE:

This criterion is not applicable to this request.

7. Table and calculations showing the allowable number of lots under the zone and how many lots are proposed.

RESPONSE:

<i>Gross Site Area</i>	<i>= 26,448 S.F.</i>
<i>Total Developable Area</i>	<i>= 26,448 S.F.</i>

Allowed Density: 26,448 / 7,000 (min. lot size) = 3.8 lots

The applicant is proposing to place 3 new single-family homes on the site as described within this narrative and shown on the attached preliminary development plans.

8. Map and table showing square footage of site comprising slopes by various classifications as identified in Section 55.110(B)(3).

RESPONSE:

The entire site has less than a 15 percent slope and falls in the 0-15% range of the slope classification breakdown of Section 55.110(B)(3). A note to this effect has been placed on Sheet 3 of the Tentative Plan.

B. Transportation.

RESPONSE:

Cambridge Street will not be extended as part of this application. A City approved hammerhead will be constructed as shown on the preliminary development plans. The other elements of this section are not applicable for the scope of the development.

C. Grading.

1. If areas are to be graded, a plan showing the location of cuts, fill, and retaining wall, and information on the character of soil shall be provided. The grading plan shall show proposed and existing contours at intervals per Section 85.160(E)(2).

RESPONSE:

A grading plan with the above referenced information is located on Sheet 5 of the Tentative Plan. Minor cuts and fills are proposed to construct the hammerhead at the termination of Cambridge Street. Other minor cuts and fills are likely to occur with home construction. Grading plans for home construction shall be reviewed as part of the building plan submittal for each parcel.

2. The grading plan shall demonstrate that the proposed grading to accommodate roadway standards and create appropriate building sites, is the minimum amount necessary.

RESPONSE:

A grading plan with the above referenced information is located on Sheet 5 of the Tentative Plan. Minor cuts and fills are proposed to construct the hammerhead at the termination of Cambridge Street. Minor cuts and fills will be needed to transition from the proposed hammerhead into the building sites. Grading plans for home construction shall be reviewed as part of the building plan submittal for each parcel.

D. Water.

1. A plan for domestic potable water supply lines and related water service facilities, such as reservoirs, etc., shall be prepared by a licensed engineer consistent with the adopted Comprehensive Water System Plan and most recently adopted updates and amendments.
2. Location and sizing of the water lines within the development and off-site extensions. Show on-site water line extensions in street stubouts to the edge of the site, or as needed to complete a loop in the system.
3. Adequate looping system of water lines to enhance water quality.
4. For all non single-family developments, calculate fire flow demand of the site and demonstrate to the Fire Chief. Demonstrate to the City Engineer how the system can meet the demand.

RESPONSE:

A plan identifying water supply facilities has been submitted with the application. No public water main improvements are proposed, as the site is located at the termination of Cambridge Street.

E. Sewer.

1. A plan prepared by a licensed engineer shall show how the proposal is consistent with the Sanitary Sewer Master Plan and subsequent updates and amendments. Agreement with that plan must demonstrate how the sanitary sewer proposal will be accomplished and how it is efficient. The sewer system must be in the correct zone.
2. Sanitary sewer information will include plan view of the sanitary sewer lines, including manhole locations and depths. Show how each lot would be sewerred.
3. Sanitary sewer lines shall be located in the public right-of-way, particularly the street, unless the applicant can demonstrate why the alternative location is necessary and meets accepted engineering standards.
4. Sanitary sewer line should be at a depth that can facilitate connection with down system properties in an efficient manner.
5. The sanitary sewer line should be designed to minimize the amount of lineal feet in the system.

6. The sanitary sewer line shall minimize disturbance of natural areas and, in those cases where that is unavoidable, disturbance shall be mitigated pursuant to the appropriate chapters (e.g., Chapter 30, Wetland and Natural Drainageway).
7. Sanitary sewer shall be extended or stubbed out to the next developable subdivision or a point in the street that allows for reasonable connection with adjacent or nearby properties.
8. The sanitary sewer system shall be built pursuant to Department of Environmental Quality (DEQ), City, and Tri-City Service District sewer standards. This report should be prepared by a licensed engineer, and the applicant must be able to demonstrate the ability to satisfy these submittal requirements or standards at the preconstruction phase.

RESPONSE:

A preliminary utility plan showing the proposed sanitary sewer system improvements has been prepared by a licensed engineer and is included on Sheet 4 of the submittal. Proposed sanitary sewer system improvements include the extension of the sanitary sewer system to the end of Cambridge Street and the construction of a new manhole that will terminate the public system. Three private sewer laterals will come from this new public manhole to serve Parcels 1 through 3. The laterals will be private. This plan is consistent with the Sanitary Sewer Master Plan.

F. Storm.

1. A proposal shall be submitted for storm drainage and flood control including profiles of proposed drainageways with reference to the most recently adopted Storm Drainage Master Plan.
2. Storm treatment and detention facilities shall be sized to accommodate a 25-year storm incident. A registered civil engineer shall prepare a plan and statement which shall be supported by factual data that clearly shows that there will be no adverse impacts from increased intensity of runoff downstream or constriction created upstream impacts. The plan and statement shall identify all on- or off-site impacts and measures to mitigate those impacts. The plan and statement shall, at a minimum, determine the off-site impacts from a 25-year storm. (ORD. 1442)
3. Plans shall demonstrate how storm drainage will be collected from all impervious surfaces including roof drains. Storm drainage connections shall be provided to each dwelling unit/lot. The location, size, and type of material selected for the system shall correlate with the 10-year storm incident and agree with the factual information provided in response to F(2) above.
4. The detention facilities shall be designed by a licensed engineer to meet City standards. The detention facilities should include a vegetation plan for the facility and environs, if applicable.

RESPONSE:

A preliminary utility plan showing the proposed storm system improvements has been prepared by a licensed engineer and is included on Sheet 4 of the submittal. Low Impact Development Approaches (LIDA) are proposed to reduce post-development flows to pre-development levels. The site soils were tested and found to have low infiltration soils. Because of this, the two LIDA approaches proposed to be used are pervious pavements and flow through planters. The

pervious pavement will be constructed with an overflow in case of a high volume event. Stormwater not infiltrating onsite will be discharged to the surface of Cambridge Street through the construction of a bubbler catch basin as shown on Sheet 4 of the submittal.

85.200 APPROVAL CRITERIA

No tentative subdivision or partition plan shall be approved unless the Planning Commission or Planning Director, as applicable, find that the following standards have been satisfied, or can be satisfied by condition of approval.

A. Streets

1. General. The location, width and grade of streets shall be considered in their relation to existing and planned streets, to the generalized or reasonable layout of streets on adjacent undeveloped parcels, to topographical conditions, to public convenience and safety, to accommodate...

RESPONSE:

No new streets are proposed as part of this application. A turnaround is proposed on the site at the western termination of Cambridge Street. The turnaround will be designed and constructed to City of West Linn Standards.

2. Right-of-way and Roadway Widths.

RESPONSE:

No new right-of-way or street widening improvements are proposed as part of this application.

3. Street Widths. Street widths shall depend upon which classification of street is proposed. Streets fall into three main classes: arterial, collector, and local streets.

RESPONSE:

No new streets or street widening is proposed as part of this application.

4. The decision-making body shall consider the City Engineer's recommendations on the desired right-of-way width, pavement width and street geometry of the various street types within the subdivision after consideration by the City Engineer of the following criteria:

RESPONSE:

No new streets, street widening or street dedications are proposed as part of this application.

5. Additionally, when determining appropriate street width, the decision-making body shall consider the following criteria:

- a. When a local street is the only street serving a residential area and is expected to carry more than the normal local street traffic load, the designs with two travel and one parking lane are appropriate.
- b. Streets intended to serve as signed but unstriped bike routes should have the travel lane widened by two feet.
- c. Collectors should have two travel lanes and may accommodate some parking. Bike routes are appropriate.
- d. Arterials should have two travel lanes. On-street parking is not allowed unless part of a Street Master Plan. Bike lanes are required as directed by the Parks Master Plan and Transportation Master Plan.

RESPONSE:

No new streets or bike lanes are proposed as part of this application.

6. Reserve Strips. Reserve strips or street plugs controlling the access to streets are not permitted unless owned by the City.

RESPONSE:

No reserve strips are proposed as part of this application.

7. Alignment. All streets other than local streets or cul-de-sacs, as far as practical, shall be in alignment with existing streets by continuations of the centerlines thereof. The staggering of street alignments resulting in "T" intersections shall, wherever practical, leave a minimum distance of 200 feet between the centerlines of streets having approximately the same direction and otherwise shall not be less than 100 feet.

RESPONSE:

No new streets are proposed as part of this application.

8. Future Extension of Streets. Where necessary to give access to, or permit a satisfactory future subdivision of adjoining land, streets shall be extended to the boundary of the subdivision and the resulting dead-end streets may be approved without turnarounds. (Temporary turnarounds built to Fire Department standards are required when the dead-end street is over 100 feet long.)

RESPONSE:

Future extension of streets is not feasible on this site to the west due to existing development patterns. A permanent hammerhead turnaround is proposed to be constructed at the western termination of Cambridge Street to Fire Department standards.

9. Intersection Angles. Streets shall be laid out to intersect angles as near to right angles as practical, except where topography requires lesser angles, but in no case

less than 60 degrees unless a special intersection design is approved. Intersections which are not at right angles shall have minimum corner radii of 15 feet along right-of-way lines which form acute angles. Right-of-way lines at intersections with arterial streets shall have minimum curb radii of not less than 35 feet. Other street intersections shall have curb radii of not less than 25 feet. All radii shall maintain a uniform width between the roadway and the right-of-way lines. The intersection of more than two streets at any one point will not be allowed unless no alternative design exists.

RESPONSE:

No new intersections are proposed as part of this application.

10. Additional Right-of-Way for Existing Streets. Wherever existing street right-of-ways adjacent to or within a tract are of inadequate widths based upon the standards of this chapter, additional right-of-way shall be provided at the time of subdivision or partition.

RESPONSE:

The City of West Linn has not indicated that additional right-of-way is not necessary.

11. Cul-de-sacs.

RESPONSE:

A new hammerhead turnaround is proposed to be constructed at the western termination of Cambridge Street as shown on the tentative plan. Due to existing development patterns in the area west of the site an extension of Cambridge Street through the site, is not a feasible alternative. The hammerhead is proposed to meet Fire Department standards and will be placed in a public access easement onsite.

12. Street Names.

RESPONSE:

No new streets or street names are proposed as part of this application.

13. Grades and Curves.

RESPONSE:

The provisions of this section do not apply as no new public streets are proposed.

14. Access to Local Streets.

RESPONSE:

The provisions of this section do not apply. The site does not abut an arterial street.

15. Alleys.

RESPONSE:

No alleys are proposed as part of this development.

16. Sidewalks.

RESPONSE:

The site is located at the western termination of Cambridge Street in an area of the City with no sidewalks. No sidewalks are proposed as part of this application.

17. Planter Strip.

RESPONSE:

Planter strips are not proposed as no new public street improvements will be constructed.

18. Streets and roads shall be dedicated without any reservations or restrictions.

RESPONSE:

No new streets or roads will be dedicated as part of this application.

19. All lots in a subdivision shall have frontage on a public street. Lots created by partition may have access to a public street via an access easement pursuant to the standards and limitations set forth for such accessways in Chapter 48.

RESPONSE:

All three parcels being created will have access to Cambridge Street, a public street, via a public access easement created for the hammerhead turnaround. Such access is permitted as discussed earlier in this narrative in response to Chapter 48.

20. Gated Streets. Gated streets are prohibited in all residential areas on both public and private streets. A driveway to an individual home may be gated.

RESPONSE:

No gates are proposed as part of this application.

21. Entryway Treatments and Street Isle Design. When the applicant desires to construct certain walls, planters, and other architectural entryway treatments within a subdivision, the following standards shall apply:

RESPONSE:

No entry treatments are proposed at this time. If any future entry treatments are proposed they will comply with the requirements of this section.

22. Based upon the determination of the City Manager or the Manager's designee, the applicant shall construct or cause to be constructed, or contribute a proportionate share of the costs, for all necessary off-site improvements identified by the transportation analysis commissioned to address CDC 85.170(B)(2) that are required to mitigate impacts from the proposed subdivision. The proportionate share of the costs shall be determined by the City Manager or Manager's designee, who shall assume that the proposed subdivision provides improvements in rough proportion to identified impacts of the subdivision. Off-site transportation improvements will include bicycle and pedestrian improvements as identified in the adopted City of West Linn TSP.

RESPONSE:

The proposed development is a partition and off-site improvements have not been discussed as being necessary by the City. Because the site will only be creating two additional lots, impacts to the transportation system of the City are minimal.

B. Blocks and Lots

1. General. The length, width, and shape of blocks shall be designed with due regard for the provision of adequate building sites for the use contemplated; consideration of the need for traffic safety, convenience, access, circulation, and control; and recognition of limitations and opportunities of topography and solar access.

RESPONSE:

No new streets or block are being created by this development, the provisions of this section do not apply.

2. Sizes. The recommended block size is 400 feet in length to encourage greater connectivity within the subdivision. Blocks shall not exceed 800 feet in length between street lines, except for blocks adjacent to arterial streets or unless topographical conditions or the layout of adjacent streets justify a variation. The recommended minimum distance between intersections on arterial streets is 500 feet. Designs of proposed intersections shall demonstrate adequate sight distances to the City Engineer's specifications.

RESPONSE:

No new roads are proposed as part of this application. Road patterns on this site are dictated by existing development that has been established. Existing block lengths will not be affected.

3. Lot Size and Shape. Lot size, width, shape, and orientation shall be appropriate for the location of the subdivision, for the type of use contemplated, for potential utilization of solar access, and for the protection of drainageways, trees, and other natural features. No lot shall be dimensioned to contain part of an existing or proposed street. All lots shall be buildable, and the buildable depth should not exceed two and one-half times the average width. Buildable describes lots that are free of constraints such as wetlands, drainageways, etc., that would make home construction impossible. Lot sizes shall not be less than the size required by the zoning code unless as allowed by Planned Unit Development (PUD). Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street parking and service facilities required by the type of use proposed.

RESPONSE:

Lot sizes are consistent with R-7 zoning standards and the shape of the proposed parcels complies with the above criteria. Lots will be of adequate size to allow for permitted building envelopes.

4. Access. Access to subdivisions, partitions, and lots shall conform to the provisions of Chapter 48, Access.

RESPONSE:

Access to this site will be via Cambridge Street as shown on the submitted tentative plan. A public hammerhead constructed to Fire Department standards will be constructed at the western termination of Cambridge Street and will provide access for all three parcels. Conformance with the requirement of Chapter 48 was discussed earlier in this narrative.

5. Through Lots and Parcels. Through lots have frontage on a street at the front and rear of the lot. They are also called double frontage lots. Through lots and parcels shall be avoided except where they are essential to provide separation of residential development from arterial streets or adjacent non-residential activities, or to overcome specific disadvantages of topography and orientation. A planting screen or impact mitigation easement at least 10 feet wide, and across which there shall be no right of access, may be required along the line of building sites abutting such a traffic artery or other incompatible use.

RESPONSE:

No through lots are proposed as part of this application.

6. Lot and Parcel Side Lines. The lines of lots and parcels, as far as is practicable, should run at right angles to the street upon which they face, except that on curved streets they should be radial to the curve.

RESPONSE:

Because of the site's location at the termination of a 60-foot wide right-of-way, it is not practical to run the parcel side line at a right angle to the street right-of-way. Parcel side lines are generally run at near right angles to parcel rear lot lines in order to make lots that are more desirable to build upon and live upon.

7. Flag Lots. Flag lots can be created where it can be shown that no other reasonable street access is possible to achieve the requested land division. A single flag lot shall have a minimum street frontage of 15 feet for its accessway. Where two to four flag lots share a common accessway, the minimum street frontage and accessway shall be 8 feet in width per lot. Common accessways shall have mutual maintenance agreements and reciprocal access and utility easements. The following dimensional requirements shall apply to flag lots:
 - a. Setbacks applicable to the underlying zone shall apply to the flag lot.
 - b. Front yard setbacks may be based on the rear property line of the parcel which substantially separates the flag lot from the street from which the flag lot gains access. Alternately, the house and its front yard may be oriented in other directions so long as some measure of privacy is ensured, or it is part of a pattern of development, or it better fits the topography of the site.
 - c. The lot size shall be calculated exclusive of the accessway; the access strip may not be counted towards the area requirements.
 - d. The lot depth requirement contained elsewhere in this Code shall be measured from the rear property line of the parcel which substantially separates the flag lot from the street from which the flag lot gains access.
 - e. As per Section 48.030, the accessway shall have a minimum paved width of 12 feet.
 - f. If the use of a flag lot stem to access a lot is infeasible because of a lack of adequate existing road frontage, or location of existing structures, the proposed lot(s) may be accessed from the public street by an access easement of a minimum 15 foot width across intervening property.

RESPONSE:

All three lots function like flag lots to some degree due to the narrowness of the access at the end of Cambridge Street. Parcel 1 will have 21.41 feet of frontage along Cambridge Street, with a front yard facing Cambridge Street and a rear yard facing west. Parcel 2 is not a flag lot, as it does not contain a stem to the Cambridge Street right-of-way, but it will function like a flag lot, gaining access through a 15-foot wide access easement across Parcel 3 and the shared public access easement created at the end of Cambridge Street. It is anticipated that the front yard of Parcel 2 will face Parcel 1 and the rear will face the northern lot line. Parcel 3 will have 38.82 feet of frontage along Cambridge Street with a front yard facing the hammerhead and a rear

yard facing the north lot line similar to Parcel 2 and the existing home located on Tax Lot 1500 to the east of the site.

8. Large Lots. In dividing tracts into large lots or parcels which, at some future time, are likely to be redivided, the approval authority may require that the blocks be of such size and shape, and be so divided into building sites, and contain such easements and site restrictions as will provide for extension and opening of streets at intervals which will permit a subsequent division of any tract into lots or parcels of smaller size. Alternately, in order to prevent further partition of oversized lots, restrictions may be imposed on the subdivision or partition plat.

RESPONSE:

No large lots with the potential to be redivided are proposed as part of this application.

C. Pedestrian and Bicycle Trails

RESPONSE:

No pedestrian or bicycle trails are proposed with this application.

D. Transit Facilities

RESPONSE:

No transit facilities are proposed with this application.

E. Lot Grading.

RESPONSE:

Proposed site grading is shown on the tentative plan. Proposed cuts and fills to construct the hammerhead turnaround and the proposed utility improvements will be minor. Additional grading will be necessary for home construction which can be reviewed when building plans are submitted to the City for review. The proposed grading is the minimum necessary to create a turnaround that will conform to the existing street grade of Cambridge Street, will meet Fire Department standards and will provide for adequate access into building sites. The proposed grading will conform with applicable standards of the City of West Linn and the State of Oregon.

F. Water

1. A plan for domestic water supply lines or related water service facilities shall be prepared consistent with the adopted Comprehensive Water System Plan, plan update, March 1987, and subsequent superseding revisions or updates.
2. Adequate location and sizing of the water lines.

3. Adequate looping system of water lines to enhance water quality.
4. For all non single-family developments, there shall be a demonstration of adequate fire flow to serve the site.
5. A written statement, signed by the City Engineer, that water service can be made available to the site by the construction of onsite and off-site improvements and that such water service has sufficient volume and pressure to serve the proposed development's domestic, commercial, industrial, and fire flows.

RESPONSE:

The existing public water system that terminates at the west end of Cambridge Street with a fire hydrant located near the southeast corner of the site. Three new water meters and private water service extensions will be tapped from the six-inch public main to serve the new homes. No additional public water infrastructure will be necessary. A plan showing the proposed private water services for this site is included with the tentative plans. The City's Water System Master Plan does not detail how undeveloped land at the western end of Cambridge Street should be served. The Water System Master Plan does identify that the site and all of the parcels surrounding it are located within the Horton Pressure Zone, so the proposed development plan is consistent with the Water System Master Plan in that the water services will be coming from the appropriate water service zone.

G. Sewer

1. A plan prepared by a licensed engineer shall show how the proposal is consistent with the Sanitary Sewer Master Plan (July 1989). Agreement with that plan must demonstrate how the sanitary sewer proposal will be accomplished and how it is gravity efficient. The sewer system must be in the correct basin and should allow for full gravity service.

RESPONSE:

A plan, prepared by a licensed engineer, showing how sewer will be provided to the proposed development is included in the application. Sanitary sewer is available within Cambridge Street, and it is the only sanitary sewer available to serve the site. The City of West Linn has agreed that connecting to the sewer in Cambridge Street is the appropriate way to serve the property. The sanitary sewer in Cambridge Street will allow for gravity service, as long as the homes are placed on the higher portions of Parcels 1 & 2. The sewer does not appear to be deep enough to serve the farthest western portions of Parcels 1 & 2 without pumping or without relaying a portion of the existing public sewer main in Cambridge Street.

2. Sanitary sewer information will include plan view of the sanitary sewer lines, including manhole locations and depth or invert elevations.

RESPONSE:

The sanitary sewer plan included with this application includes a plan view of the sanitary sewer lines, manhole locations and depths/invert elevations.

3. Sanitary sewer lines shall be located in the public right-of-way, particularly the street, unless the applicant can demonstrate why the alternative location is necessary and meets accepted engineering standards.

RESPONSE:

All public sanitary sewer mains will be located within the public street right-of-way. Private sewer laterals will be located outside of the public right-of-way, as is typical.

4. Sanitary sewer line should be at a depth that can facilitate connection with down system properties in an efficient manner.

RESPONSE:

This property is located at the highest point of Cambridge Street. There are no down system properties that are not already connected to the sewer system.

5. The sanitary sewer line should be designed to minimize the amount of lineal feet in the system.

RESPONSE:

The sanitary sewer main design will minimize the amount of lineal feet.

6. The sanitary sewer line shall avoid disturbance of wetland and drainageways. In those cases where that is unavoidable, disturbance shall be mitigated pursuant to Chapter 30, Wetland, and Chapter 32, Natural Drainageway, all trees replaced, and proper permits obtained. Dual sewer lines may be required so the drainageway is not disturbed.

RESPONSE:

There are no wetlands or natural drainageways on or near the site to be disturbed.

7. Sanitary sewer shall be extended or stubbed out to the next developable subdivision or a point in the street that allows for reasonable connection with adjacent or nearby properties.

RESPONSE:

Due to the unique location of the site being at the local high point, and the existing development to the west, north and south, it is not feasible to extend the sewer to serve other properties.

8. The sanitary sewer system shall be built pursuant to DEQ, City, and Tri-City Service District sewer standards. The design of the sewer system should be prepared by a licensed engineer, and the applicant must be able to demonstrate the

ability to satisfy these submittal requirements or standards at the pre-construction phase.

RESPONSE:

The sewer system is preliminarily designed by a licensed engineer. A final design will be submitted to the City of West Linn Engineering Department and other approving agencies following land use approval and prior to construction.

9. A written statement, signed by the City Engineer, that sanitary sewers with sufficient capacity to serve the proposed development and that adequate sewage treatment plant capacity is available to the City to serve the proposed development.

RESPONSE:

The City Engineering Department was consulted during the pre-application meeting as to whether sewer service was available and concurred. The City Engineer, or his representative, will review this land use proposal and is expected to concur that sewer is available to serve the proposed development.

- I. Utility Easements.- Subdivisions and partitions shall establish utility easements to accommodate the required service providers as determined by the City Engineer. The developer of the subdivision shall make accommodation for cable television wire in all utility trenches and easements so that cable can fully serve the subdivision.

RESPONSE:

The applicant will provided utility easement as deemed necessary by the City Engineer.

J. Supplemental Provisions

1. Wetland and Natural Drainageways. Wetlands and natural drainageways shall be protected as required by Chapter 32 CDC, Water Resource Area Protection. Utilities may be routed through the protected corridor as a last resort, but impact mitigation is required.

RESPONSE:

There are no wetlands or natural drainageways on or near the site.

2. Willamette and Tualatin Greenways. The approval authority may require the dedication to the City, or setting aside of, greenways which will be open or accessible to the public. Except for trails or paths, such greenways will usually be left in a natural condition without improvements. Refer to Chapter 28 CDC for further information on the Willamette and Tualatin River Greenways.

RESPONSE:

There are no Willamette or Tualatin Greenways on or near the subject site.

3. Street Trees. Street trees are required as identified in the appropriate section of the Municipal Code and Chapter 54 of the CDC.

RESPONSE:

Due to the location of the site at the western termination of Cambridge Street, no street trees are proposed.

4. Lighting. To reduce ambient light and glare, high or low pressure sodium light bulbs shall be required for all subdivision street or alley lights. The light shall be shielded so that the light is directed downwards rather than omni-directional.

RESPONSE:

No new street lights are proposed with this application.

5. Dedications and Exactions. The City may require an applicant to dedicate land and/or construct a public improvement that provides a benefit to property or persons outside the property that is the subject of the application when the exaction is roughly proportional. No exaction shall be imposed unless supported by a determination that the exaction is roughly proportional to the impact of development. (ORD. 1442)

RESPONSE:

At this time the City of West Linn has not indicated that any dedication or off-site exaction will be required. If a dedication or exaction is required, it is up to the City of West Linn to determine that the dedication or exaction is roughly proportional to the impact of the development.

6. Underground Utilities. All utilities, such as electrical, telephone, and television cable, that may at times be above ground or "overhead" shall be buried underground in the case of new development. The exception would be in those cases where the area is substantially built out and adjacent properties have above ground utilities and where the development site's frontage is under 200 feet and the site is less than one acre. High voltage transmission lines, as classified by Portland General Electric or electric service provider, would also be exempted. Where adjacent future development is expected or imminent, conduits may be required at the direction of the City Engineer. All services shall be underground with the exception of standard above-grade equipment such as some meters, etc.

RESPONSE:

Existing utility services located along Cambridge Street are located overhead. With the site's frontage being under 200 feet and the site being less than one acre, the site is allowed the overhead exception. However, it is anticipated that all new utilities will be placed underground.

7. Density Requirement. Density shall occur at 70 percent or more of the maximum density allowed by the underlying zoning. These provisions would not apply when density is transferred from Type I and II lands as defined in CDC 02.030. Development of Type I or II lands are exempt from these provisions. Land divisions of three lots or less would also be exempt.

RESPONSE:

The proposed 3-lot land division is exempt from the density requirement provisions.

8. Mix Requirement. The "mix" rule means that developers shall have no more than 15 percent of the R-2.1 and R-3 development as single-family residential. The intent is that the majority of the site shall be developed as medium high density multi-family housing.

RESPONSE:

The Mix Requirement does not apply to this R-7 site.

9. Heritage Trees/Significant Tree and Tree Cluster Protection. All heritage trees, as defined in the Municipal Code, shall be saved. Diseased heritage trees, as determined by the City Arborist, may be removed at his/her direction. All non-heritage trees and clusters of trees (three or more trees with overlapping dripline; however, native oaks need not have an overlapping dripline) that are considered significant by virtue of their size, type, location, health, or numbers shall be saved pursuant to CDC55.100(B)(2). Trees are defined per the municipal code as having a trunk six inches in diameter or 19 inches in circumference at a point five feet above the mean ground level at the base of the trunk.

RESPONSE:

The City Arborist has not identified any heritage/significant trees on the site. If significant trees are identified, they will be saved pursuant to CDC55.100(B)(2).

V. CONCLUSION

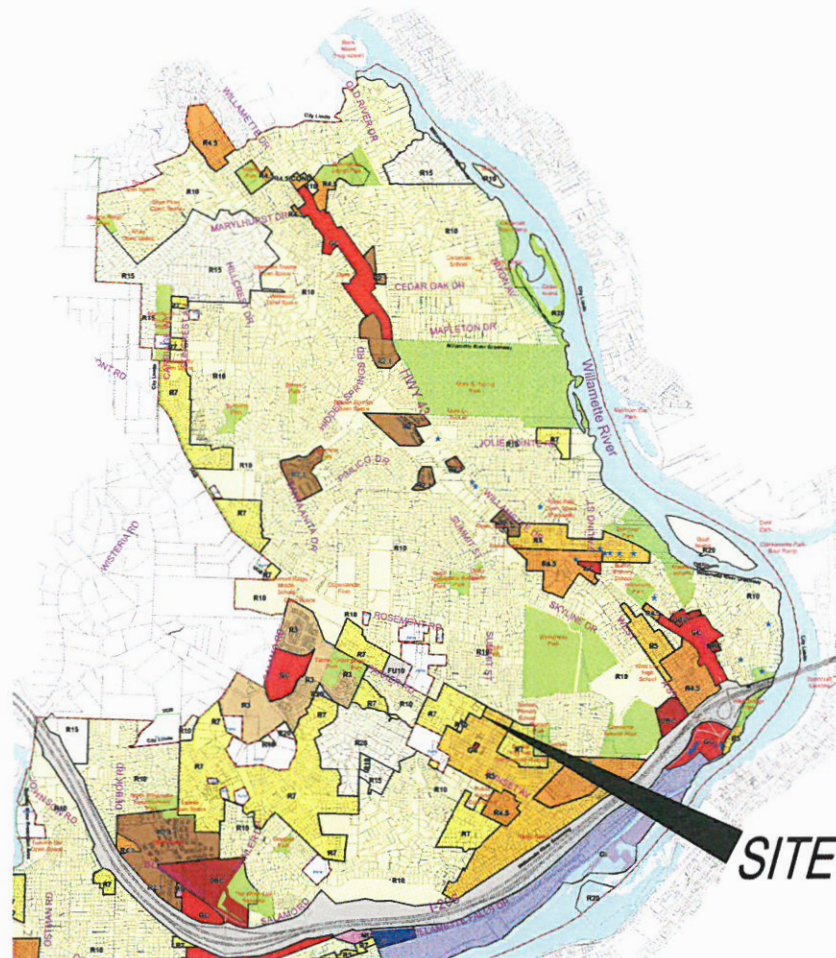
The foregoing narrative and accompanying plans and documents, together demonstrate that the proposed minor partition conforms with the applicable criteria and standards of the City of West Linn Community Development Code. Therefore, the applicant requests that the City approve the application for minor partition.

TENTATIVE PLAN FOR LORTS PARTITION, CAMBRIDGE ST.

DRAWINGS:

1. COVER / INDEX OF DRAWINGS / VICINITY MAP
2. PRELIMINARY PLAT
3. EXISTING CONDITIONS PLAN
4. PRELIMINARY UTILITY PLAN
5. GRADING/EROSION CONTROL

CITY MAP



N.T.S.



VICINITY MAP



N.T.S.

APPLICANT/
OWNER: ZACK AND MONICA LORTS
2791 CAMBRIDGE STREET
WEST LINN, OR 97068
PHONE: 503-657-6232

CONSULTANT: PAT SISUL, SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OR 97027
PHONE: 503-657-0188

SURVEYOR: W.B. WELLS & ASSOCIATES
4230 NE FREMONT STREET
PORTLAND, OR 97213
PHONE: 503-284-5896

PROPOSAL: 3-LOT SINGLE-FAMILY PARTITION
LEGAL: TAX LOT 3701, ASSESSOR MAP 2 1E 25CD
SITE SIZE: 26,448 S.F.
TOPOGRAPHY: FIELD SURVEY BY WB WELLS & ASSOCIATES

ZONING: R-7

STORM AND
SANITARY SEWER: CITY OF WEST LINN
FIRE: CITY OF WEST LINN/T.V.F.R.
WATER: CITY OF WEST LINN



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LORTS PARTITION
ZACK & MONICA LORTS
CAMBRIDGE STREET
WEST LINN, OR 97068

Cover

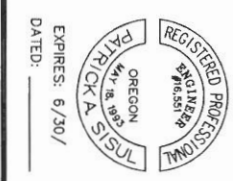
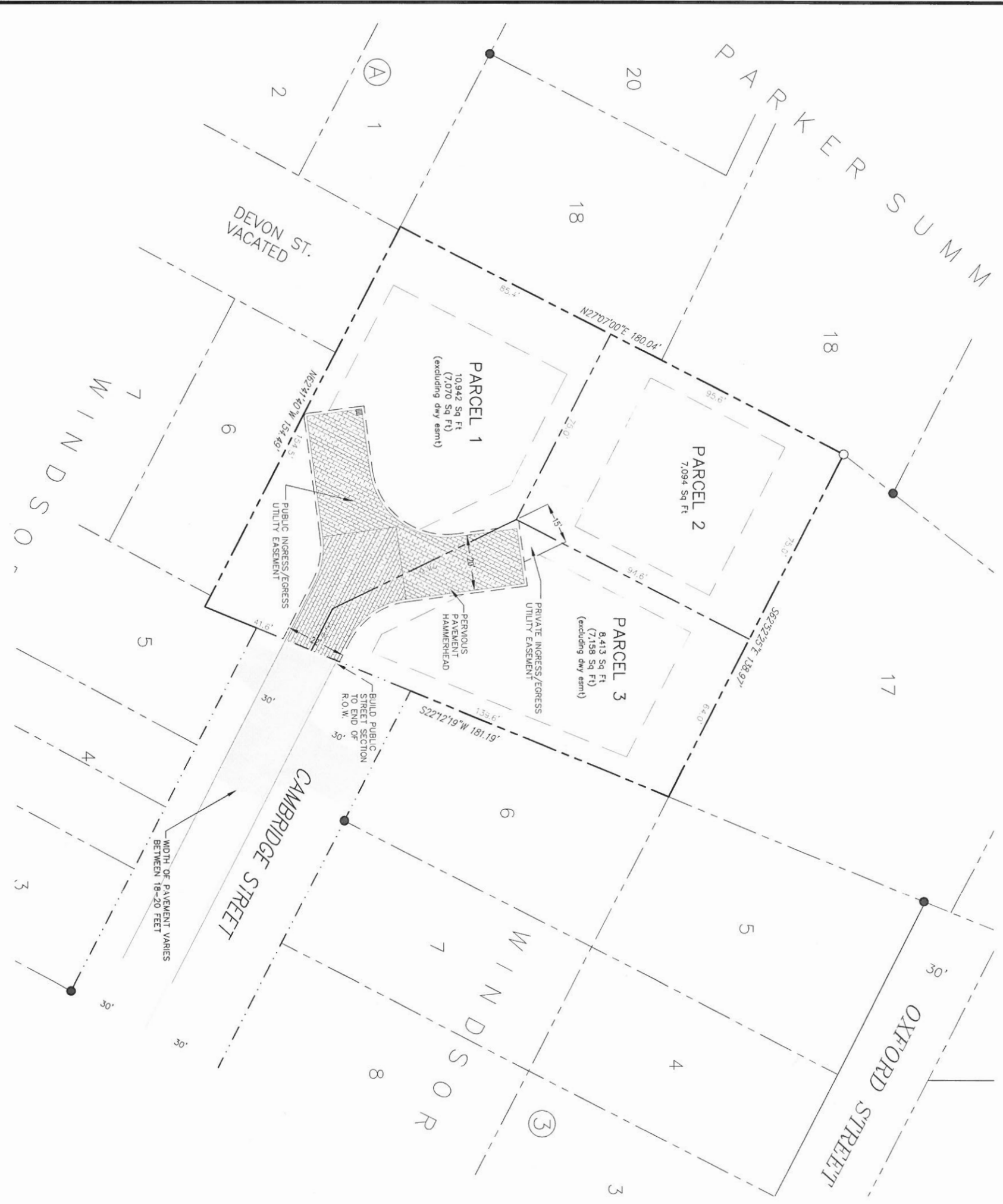
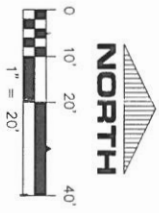
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375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0188
DRAWING: 14-034-1000.dwg

DATE	JULY, 2014
SCALE	NTS
DRAWN	PS
JOB	SGL14-034
SHEET	1
OF 5 SHEETS	

TENTATIVE PLAN

LEGEND

- GAS — EXISTING GAS LINE
- S-S — EXISTING SANITARY SEWER AND MH
- S-S — EXISTING STORM SEWER, MH AND CATCH BASIN
- S-T — EXISTING OVERHEAD UTILITY
- CH — EXISTING EDGE OF PAVEMENT
- — — EXISTING CURB
- — — EXISTING WATER LINE, METER, & GATE VALVE
- — — EXISTING CENTERLINE
- — — EXISTING R.O.W.
- — — EXISTING LOT LINE
- — — PROJECT BOUNDARY
- — — PROPOSED R.O.W.
- — — PROPOSED LOT LINE
- — — PROPOSED CENTERLINE
- — — PROPOSED CURB
- — — PROPOSED SANITARY SEWER
- — — PROPOSED STORM SEWER & INLET
- — — PROPOSED WATERMETER & SERVICE LINE
- — — PROPOSED SETBACKS
- FOUND MONUMENT



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Preliminary Plat

LORTS PARTITION
 ZACK & MONICA LORTS
 CAMBRIDGE STREET
 WEST LINN, OR 97068

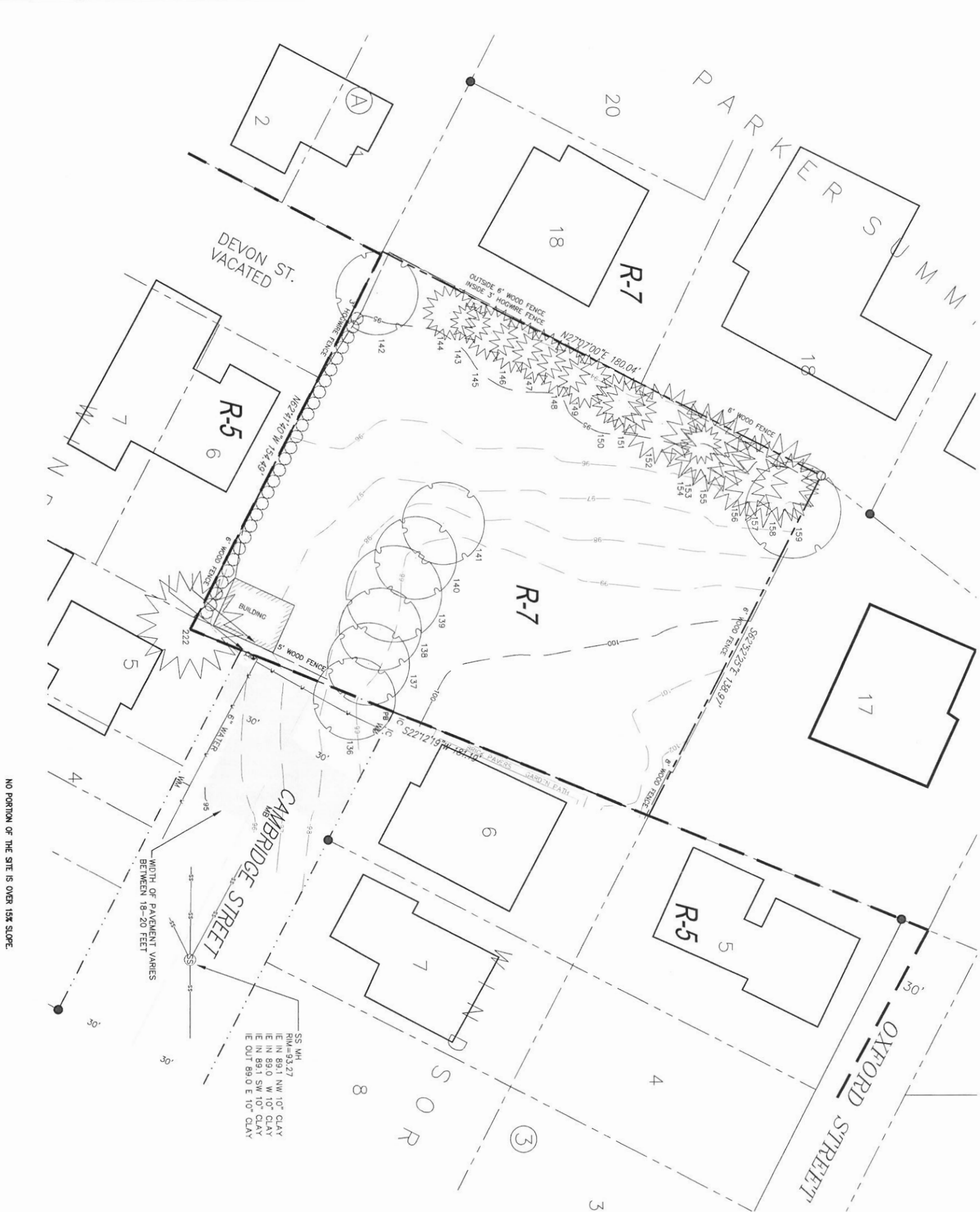
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TENTATIVE PLAN

LEGEND

- GAS LINE
- SS — EXISTING SANITARY SEWER AND MH
- S1 — EXISTING STORM SEWER, MH AND CATCH BASIN
- S1 — EXISTING OVERHEAD UTILITY
- S1 — EXISTING EDGE OF PAVEMENT
- S1 — EXISTING CURB
- S1 — EXISTING WATER LINE, METER, & GATE VALVE
- S1 — EXISTING CENTERLINE
- S1 — EXISTING R.O.W.
- S1 — EXISTING LOT LINE
- S1 — PROJECT BOUNDARY
- S1 — PROPOSED LOT LINE
- S1 — PROPOSED CENTERLINE
- S1 — PROPOSED CURB
- S1 — PROPOSED SANITARY SEWER
- S1 — PROPOSED STORM SEWER, INLET & MH
- S1 — PROPOSED WATERMETER & SERVICE LINE
- FOUND MONUMENT

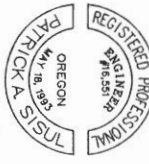
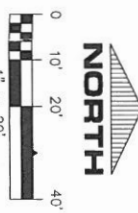
TREE TABLE			
NO.	TRUNK SIZE	TYPE	Ø DRIP
136	8.5"	DECIDUOUS	30"
137	11"	DECIDUOUS	30"
138	11"	DECIDUOUS	30"
139	11.5"	DECIDUOUS	35"
140	7.5"	DECIDUOUS	30"
141	8"	DECIDUOUS	30"
142	7 X 3"-7"	DECIDUOUS	30"
143	11.5"	CONIFER	15"
144	11.5"	CONIFER	20"
145	11"	CONIFER	20"
146	8.5"	CONIFER	20"
147	10.5"	CONIFER	20"
148	11"	CONIFER	20"
149	8.5"	CONIFER	20"
150	12"	CONIFER	20"
151	9.5"	CONIFER	20"
152	13.5"/6.5"	CONIFER	30"
153	10.5"/8.5"	CONIFER	30"
154	10"	CONIFER	15"
155	9"/7"	CONIFER	30"
156	7.5"/7"	CONIFER	30"
157	8.5"/9"/6"	CONIFER	35"
158	10"/8.5"	CONIFER	25"
159	16"	DECIDUOUS	35"
222	26"	CONIFER	40"



NO PORTION OF THE SITE IS OVER 15% SLOPE.

WIDTH OF PAVEMENT VARIES BETWEEN 18-20 FEET

SS MH
RIM=93.27
IE IN 89.1 NW 10° CLAY
IE IN 89.0 W 10° CLAY
IE IN 89.1 SW 10° CLAY
IE OUT 89.0 E 10° CLAY



EXPIRES: 6/30/
DATED:

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LORTS PARTITION
ZACK & MONICA LORTS
CAMBRIDGE STREET
WEST LINN, OR 97068

Existing Conditions Plan

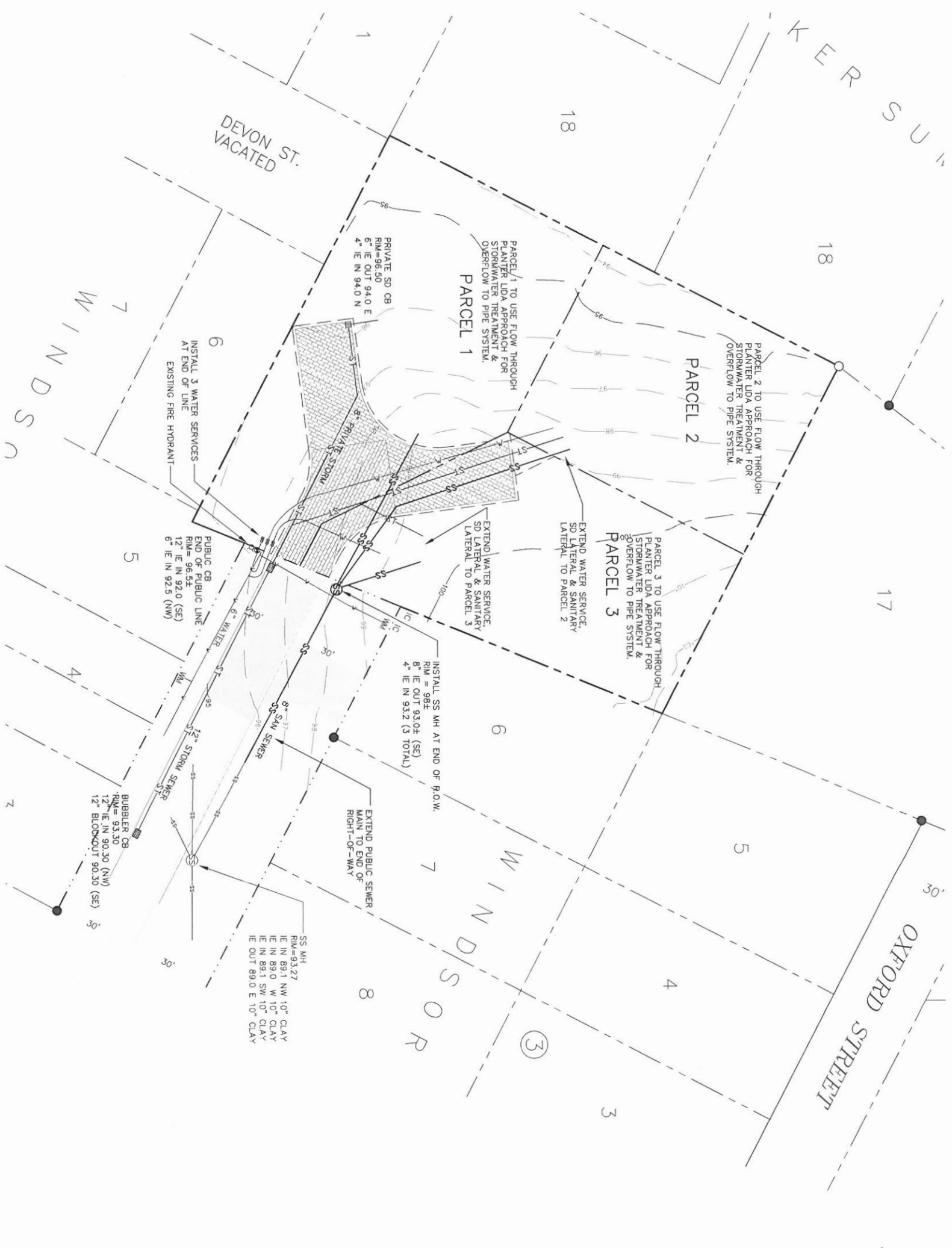
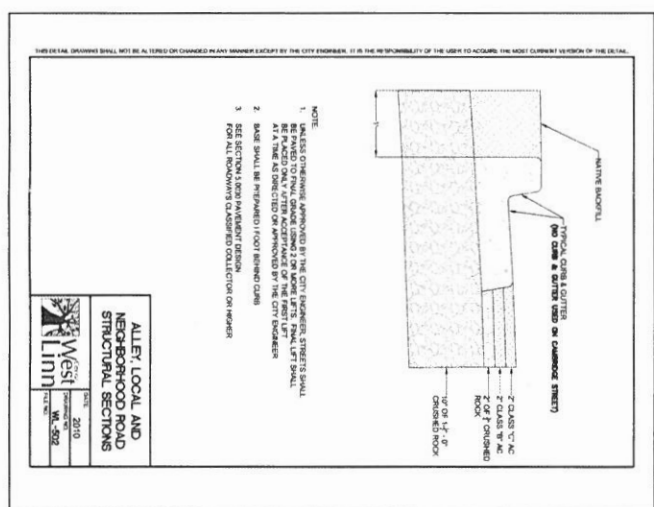
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GLADSTONE, OREGON 97027
(503) 657-0188
DRAWING: 14-034-base.dwg

DATE: JULY, 2014
SCALE: 1" = 20'
DRAWN: PS
JOB: SQA14-034
SHEET: 3
OF 5 SHEETS

TENTATIVE PLAN

LEGEND

- GAS —
 - S-S —
 - S-1 —
 - CH —
 - W —
 - S —
 - S-S —
 - S-T —
 - W —
 - S-S —
 - S-T —
 - W —
- EXISTING GAS LINE
 - EXISTING SANITARY SEWER AND MH
 - EXISTING STORM SEWER, MH AND CATCH BASIN
 - EXISTING OVERHEAD UTILITY
 - EXISTING EDGE OF PAVEMENT
 - EXISTING CURB
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 - EXISTING LOT LINE
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 - PROPOSED R.O.W.
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 - PROPOSED STORM DRAIN & CATCH BASIN INLET
 - PROPOSED WATERMETER & SERVICE LINE

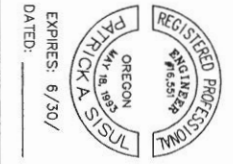


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 DRAWN: PS
 DATE: JULY, 2014
 SCALE: 1" = 20'

Preliminary Utility Plan

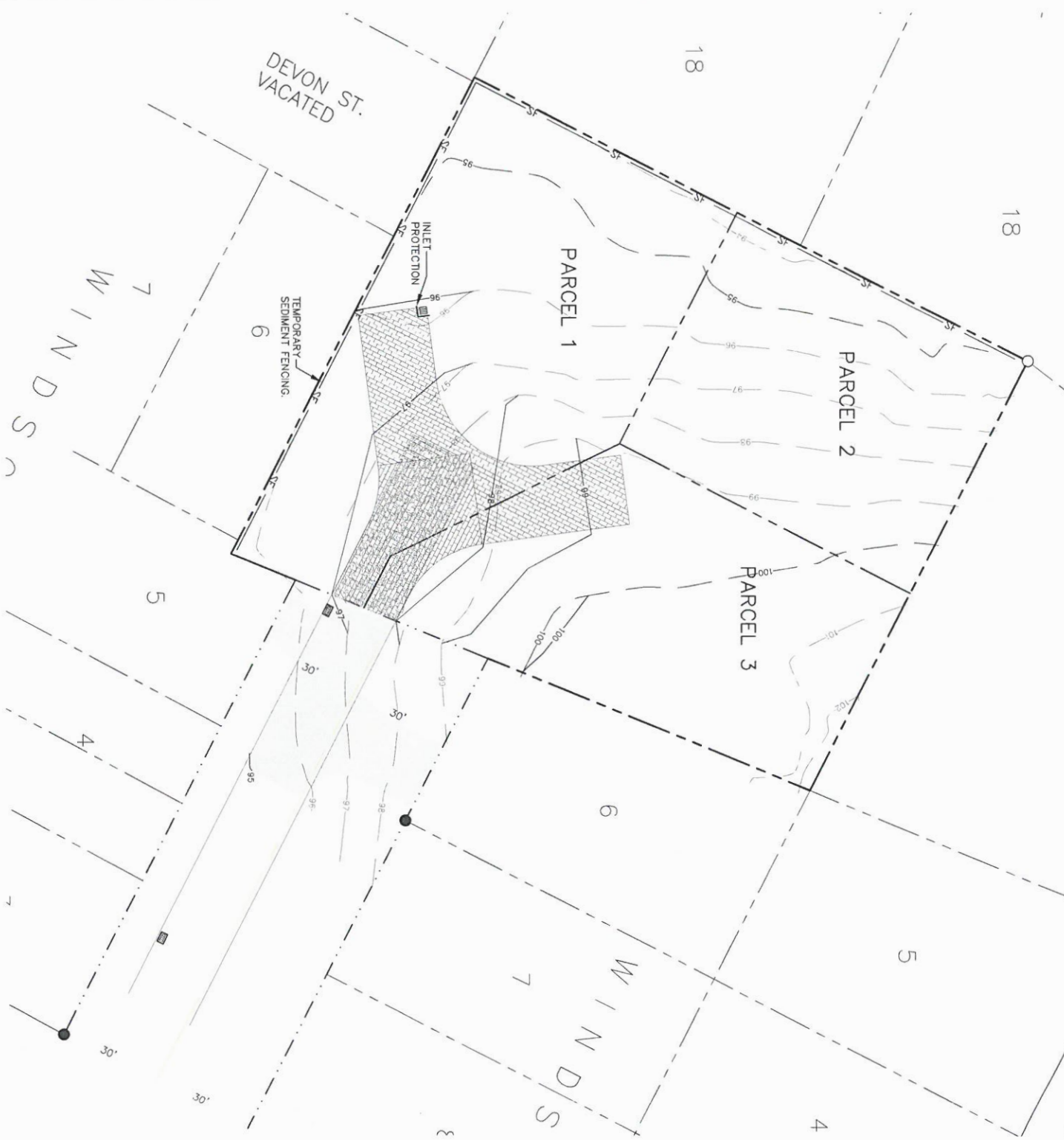
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SHEET **4**
 OF 5 SHEETS

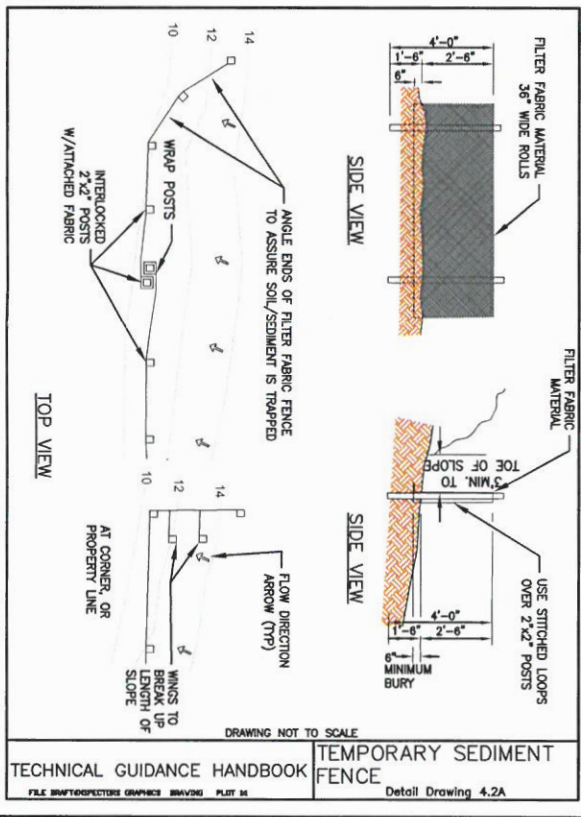
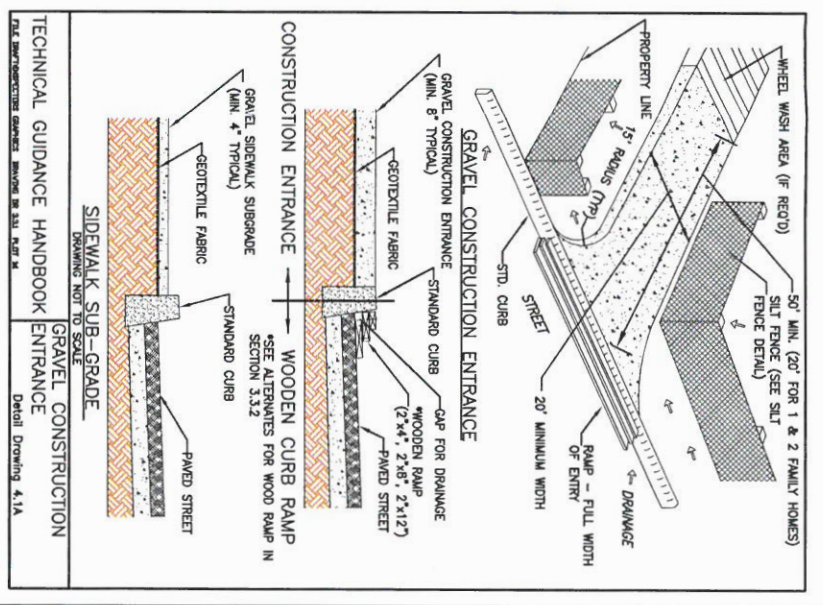
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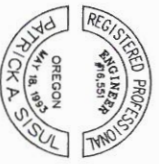
LEGEND

- GAS —
- S — EXISTING SANITARY SEWER AND MH
- S1 — EXISTING STORM SEWER, MH AND CATCH BASIN
- S2 — EXISTING OVERHEAD UTILITY
- S3 — EXISTING EDGE OF PAVEMENT
- S4 — EXISTING CURB
- S5 — EXISTING WATER LINE, METER, & GATE VALVE
- S6 — EXISTING CENTERLINE
- S7 — EXISTING LOT LINE
- S8 — PROJECT BOUNDARY
- S9 — PROPOSED R.O.W.
- S10 — PROPOSED LOT LINE
- S11 — PROPOSED CENTERLINE
- S12 — PROPOSED CURB
- S13 — PROPOSED SANITARY SEWER
- S14 — PROPOSED STORM SEWER, INLET & MH
- S15 — PROPOSED WATERMETER & SERVICE LINE

TENTATIVE PLAN



TECHNICAL GUIDANCE HANDBOOK
TEMPORARY SEDIMENT FENCE
Detail Drawing 4.2A



EXPIRES: 6/30/
DATED: _____

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Preliminary Grading & Erosion Control Plan

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DATE: JULY, 2014
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OF 5 SHEETS

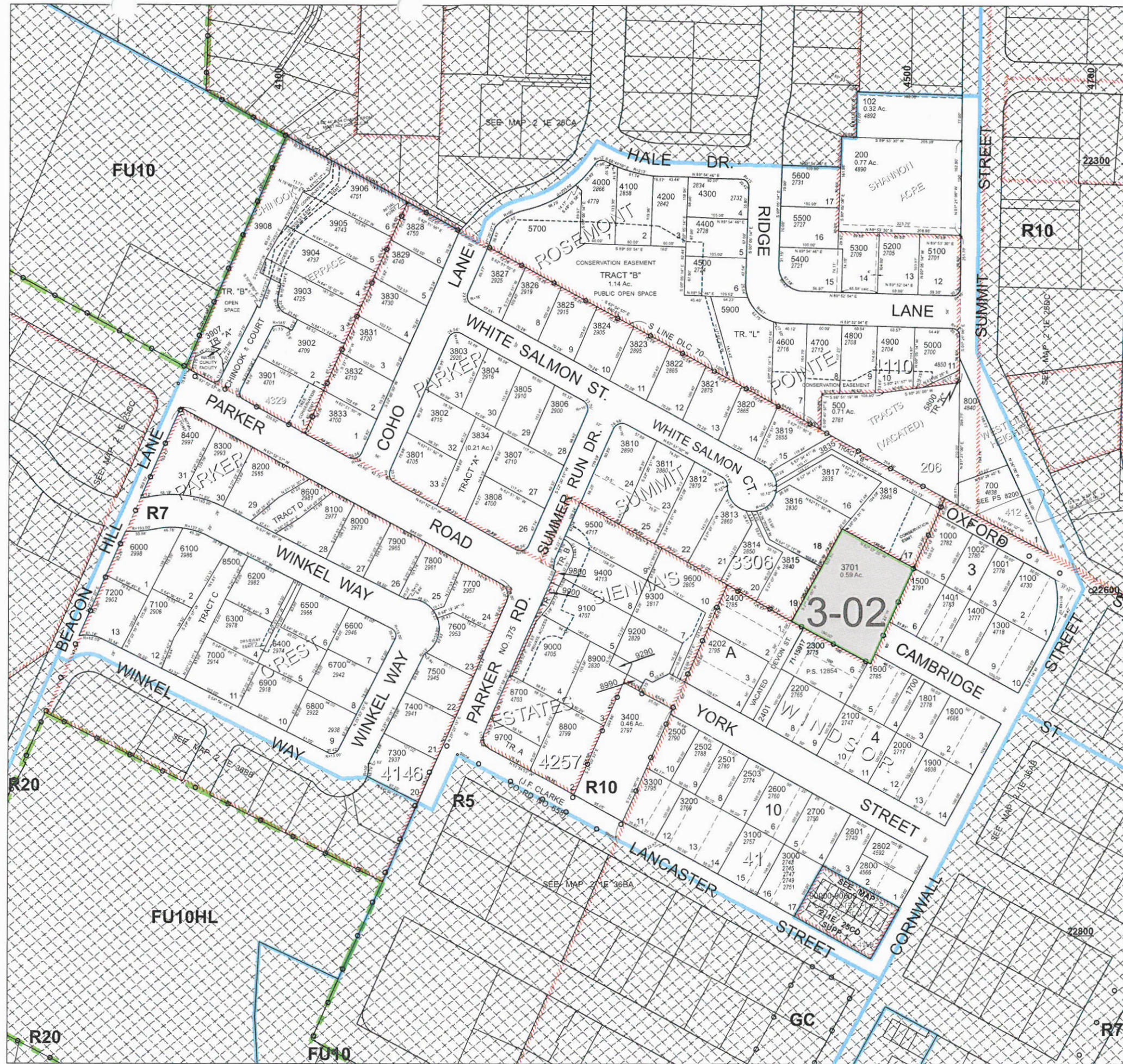
2 1 E 25 CD
WEST LINN

S.E. 1/4 S.W. 1/4 SEC. 25 T. 2S. R. 1E. W.M.
Clackamas County
1" = 100'

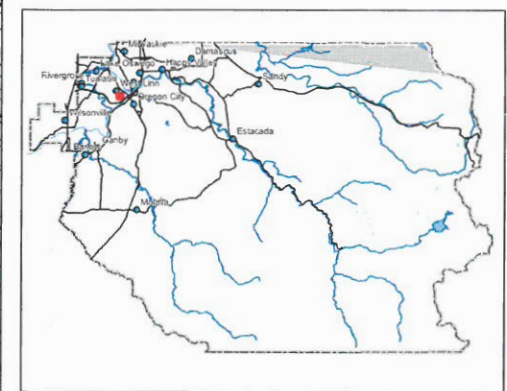
D. L. C.
JULIA ANN LEWIS NO. 54
SAMUEL SHANNON NO. 70

Cancelled Taxlots

100
101
300
400
401
600
900
1200
2800
3500
3600
3601
3700
3800
3809



- 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



2 1 E 25 CD
WEST LINN

11/9/2011

August 11, 2014

Re: MIP-14-06

Tom Soppe

Associate Planner, City Hall



Dear Tom,

I am writing you to formally oppose the proposal for a three lot partition on the lot west of 2791 Cambridge Street.

I have been a resident of West Linn for 10 years, and have seen a great deal of development. As City Planners, you must surely be weighing the short term financial benefit of allowing more houses to be crammed on small lots against the long term vision of sustainable and high quality neighborhoods. While I appreciate that building permits and new construction brings added wealth to the City of West Linn, the quality of houses built, the density of housing, and the destruction of trees and wooded areas has a long term negative impact on the type of neighborhoods we are creating. Sadly, I have seen the areas around Parker Summit, which were once wooded and beautiful, turn into crammed suburbs resembling Beaverton. While I understand the need for development, is it really necessary to try and place homes on every square foot of land?

After reviewing the submitted plans, I am shocked that the City is approving this. There is not enough room for 3 lots on this property. This is not an open field with great potential. It is a postage stamp in a sea of existing homes. To make room for driveway access, the homes will have to be shoved up within a foot of the property line on the south side, with no regard to existing homes. Currently, there is a line of mature trees at the back of the property which will all have to come down. I notice that the pictures submitted of the south end are old pictures and do not reflect current forestry.

As City Planners, you have an obligation to the citizens of West Linn to make decisions that benefit everyone in the community, not just a land owner who wants to make money by subdividing a lot and building homes, with no regard to what kind of neighborhood they are creating. West Linn has a reputation for nice homes and good schools.

As a property owner who would be directly affected by this development, I implore you to reconsider.

I have reviewed Community Development Code. These lots are barely meeting the MINIMUM requirement of 7,000 sq ft. There are also requirements regarding minimum size of the lawn (15-20 ft) which are not being met. Finally, chapter 12 and 85 both consider impact on the existing infrastructure. This is at the top of hill which affects an entire subdivision (Parker summit). Loss of trees, storm run off, water flow will all be affected. In addition, traffic flow needs to be considered. Cambridge is a narrow street with no sidewalk. Where will these new residents park? This is not set up like a Cul de sac. There

will be more cars on the already crowded street. Look at the buildings at the end of York street. They look awful and the fronts of these houses look directly into the back yards of existing homes. Again, as the City Planners, perhaps you should drive up Parker Rd and view these crammed in home sites on York and Summer Run. Drive up Cambridge and really look at it. Is this your legacy to the City? The Renaissance Neighborhood is at least attractive to look at. These smaller 2-3 plot outcroppings of cheaply built homes are an eyesore and ultimately denigrate what made West Linn so attractive in the first place.

Thank your for your consideration in this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Karen Wesenberg', with a large, sweeping flourish extending to the right.

Karen Wesenberg

2830 White Salmon Ct

West Linn, OR 97068

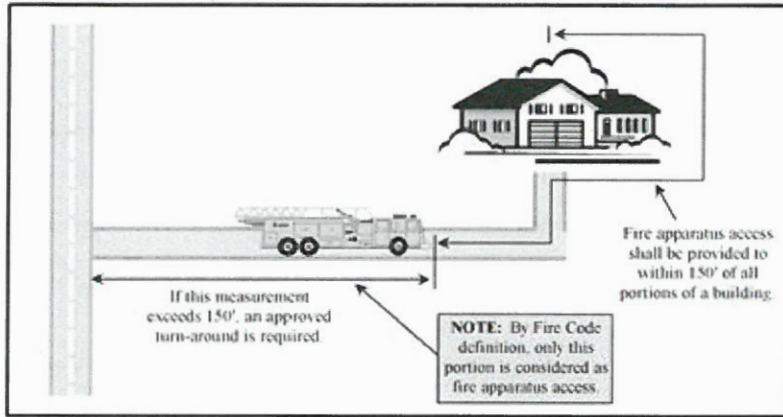
Soppe, Tom

From: Darby, Ty M. <Ty.Darby@tvfr.com>
Sent: Thursday, August 28, 2014 10:36 AM
To: Soppe, Tom
Subject: RE: Cambridge St. 3-lot development West Linn, OR
Attachments: SKMBT_C554e14082710500.pdf

Tom,

Per our conversation, Cambridge St. is an existing (250 ft.) dead-end public roadway. A Fire Apparatus turn-a-round will not be necessary for this 3-lot development, based on the existing site plan. However, the Fire District would require the following:

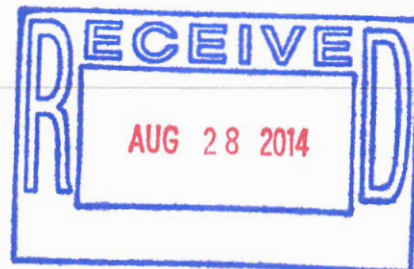
1. Fire Apparatus turn-a-round if the private roadways serving any of the three proposed single family was in excess of 150ft. taking into account the 150ft. fire hose measurement to the most remote portions of the homes. Based on the size of the existing parcel and the proposed single family footprints, I doubt this would apply. See example below:



2. The private roadways shall be a minimum of 12ft. wide and have a clear vertical space of 13'6".
3. The driving surface shall be capable of a 75k. GVW and a 12,500k point load.
4. Address markers shall be positioned at the east entrance of the driveway.
5. A fire flow test shall be conducted from the closest fire hydrant within 600ft. of the proposed structures.
6. An updated site plan to reflect any changes to the proposed footprints and/or fire access.

Thanks again for touching base with us on this. Take care.

Ty Darby | Deputy Fire Marshal
Tualatin Valley Fire & Rescue
Direct: 503-259-1409
www.tvfr.com



From: Soppe, Tom [mailto:tsoppe@westlinnoregon.gov]
Sent: Wednesday, August 27, 2014 10:50 AM
To: Darby, Ty M.
Subject: Does this street need a turnaround

Ty,

Attached is the site plan for MIP-14-06. It is a partition at the end of a dead end street. You would have gotten the chance to comment, and I assume you didn't comment since the ample turnaround is provided.

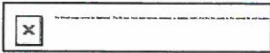
The question we want to pose now is, if they did flaglot driveways at the end of the existing street without a hammerhead/y/cul-de-sac turnaround of any kind, would this be acceptable to TVFR if we require sprinklers?

Please let me know as soon as you can. Thank you for your time.

Tom

From: C C554 admin@westlinnoregon.gov [mailto:C C554 admin@westlinnoregon.gov]
Sent: Wednesday, August 27, 2014 11:51 AM
To: Soppe, Tom
Subject: Message from KMBT_C554e

Tom Soppe, Associate Planner
Planning #1521



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