



OPS DEPT  
JUL 10 2018  
WLWSD

MIKE McCALLISTER  
PLANNING AND ZONING DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING  
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

**NOTICE OF LAND USE APPLICATION IN YOUR AREA**

**Date:** 07/05/2018  
**Permit Number:** Z0259-18  
**Application:** Partition (3 Lots Max)  
**From:** Clackamas County Planning and Zoning  
**Notice Mailed To:** Property owners within 500 feet  
Community Planning Organizations (CPO)  
Interested Citizens and Agencies

**Application Proposal:**

A Partition to divide the subject property into two parcels; one of 7.80 ac. with an existing home and one of 5.22 ac. for a new home site.

**Property Owner:** PITASSI DOUGLAS D & KAREN M  
1098 S ROSEMONT RD  
WEST LINN, OR 97068

**Applicant:** KOSS, HERB  
22400 SALAMO ROAD STE 204  
WEST LINN, OR 97068

**Address:** 1098 S ROSEMONT RD  
WEST LINN, OR 97068

**Location:** 1098 S. Rosemont Rd., West Linn, OR (Rosemont area)

**Legal Description:** 21E26B 00103 **Acres:** 12.98

**Zone:** RRFF5

**Staff:** Rick McIntire 503-742-4516 **E-mail:** rickmci@co.clackamas.or.us

**How to Comment on this Application:**

1. To be sure your comments will be considered prior to the decision, we need to have them within 20 days of the date of this notice.

**Permit Number:** Z0259-18

2. You may use the space provided below, mail a separate letter or e-mail the information. Please include the permit number, address the information to the staff member handling this matter, and focus your comments on the approval criteria for the application.

3. Return your mailed comments to: Clackamas County Planning and Zoning, 150 Beavercreek Rd, Oregon City, OR 97045; FAX to (503) 742-4550.

**Community Planning Organization:** The following recognized Community Planning Organization (CPO) has been notified of this application. This organization may develop a recommendation on this application. You are welcome to contact this organization and attend their meeting. If this Community Planning Organization is currently inactive, and you are interested in becoming involved in Land Use Planning in your area, please contact the Citizen Involvement Office at (503) 655-8552.

STAFFORD TUALATIN VALLEY CPO  
SCHABER (503) 781-9314  
19919 SW SCHABER LN  
TUALATIN OR 97062

**Decision Process:** In order to be approved, this proposal must meet the approval criteria in the Zoning and Development Ordinance, Section(s)

316, 1001, 1002, 1003, 1006, 1007, 1008, 1014, 1105 & 1307 of the ZDO.

The Ordinance criteria for evaluating this application can be obtained from this office or viewed at [www.clackamas.us/planning/zdo.html](http://www.clackamas.us/planning/zdo.html). You may view the submitted application at the following link, <https://accela.clackamas.us/citizenaccess/> within five days of the date of this notice, or at our office during weekday lobby hours, 8:00 am to 4:00 pm, Monday through Thursday and 8:00 am to 3:00 pm Friday.

A decision on this proposal will be made and a copy will be mailed to you. If you disagree with the decision you may appeal to the Land Use Hearings Officer who will conduct a public hearing. There is a \$250 appeal fee.

Comments:

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Your Name/Organization

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Telephone Number



Planning & Zoning  
Development Services Building  
150 Beavercreek Road | Oregon City, OR | 97045  
Phone: (503) 742-4500 | Fax: (503) 742-4550  
E-mail: [zoninginfo@co.clackamas.or.us](mailto:zoninginfo@co.clackamas.or.us)  
Web: <http://www.clackamas.us/transportation/planning/>

**LAND USE APPLICATION**

**DEEMED COMPLETE**

ORIGINAL DATE SUBMITTED: 05/17/2018  
FILE NUMBER: Z0259-18-M  
APPLICATION TYPE: PARTITION

The Planning and Zoning Division staff deemed this application complete for the purposes of Oregon Revised Statutes (ORS) 215.427 on: 6/12/18

*Rich McIntire*  
Signature

*Sr. Planner*  
Title

*Rich McIntire*  
Print Name

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Check one:**

☐ The subject property is located inside an urban growth boundary. The 120-day deadline for final action on the application pursuant to ORS 215.427(1) is:

\_\_\_\_\_

☒ The subject property is not located inside an urban growth boundary. The 150-day deadline for final action on the application pursuant to ORS 215.427(1) is:

11/09/18



### Land Use Application

For Staff Use Only	
Date received:	<u>5/17/18</u> File number: <u>20259-18-m</u>
Application type:	<u>Partition - 267</u> Fee: <u>\$2300</u>
Zone:	<u>RRFFS</u> CPO/Hamlet: <u>Stafford</u>
Violation #:	<u>credit 2PAC0051-17 in Ind Res Area</u>

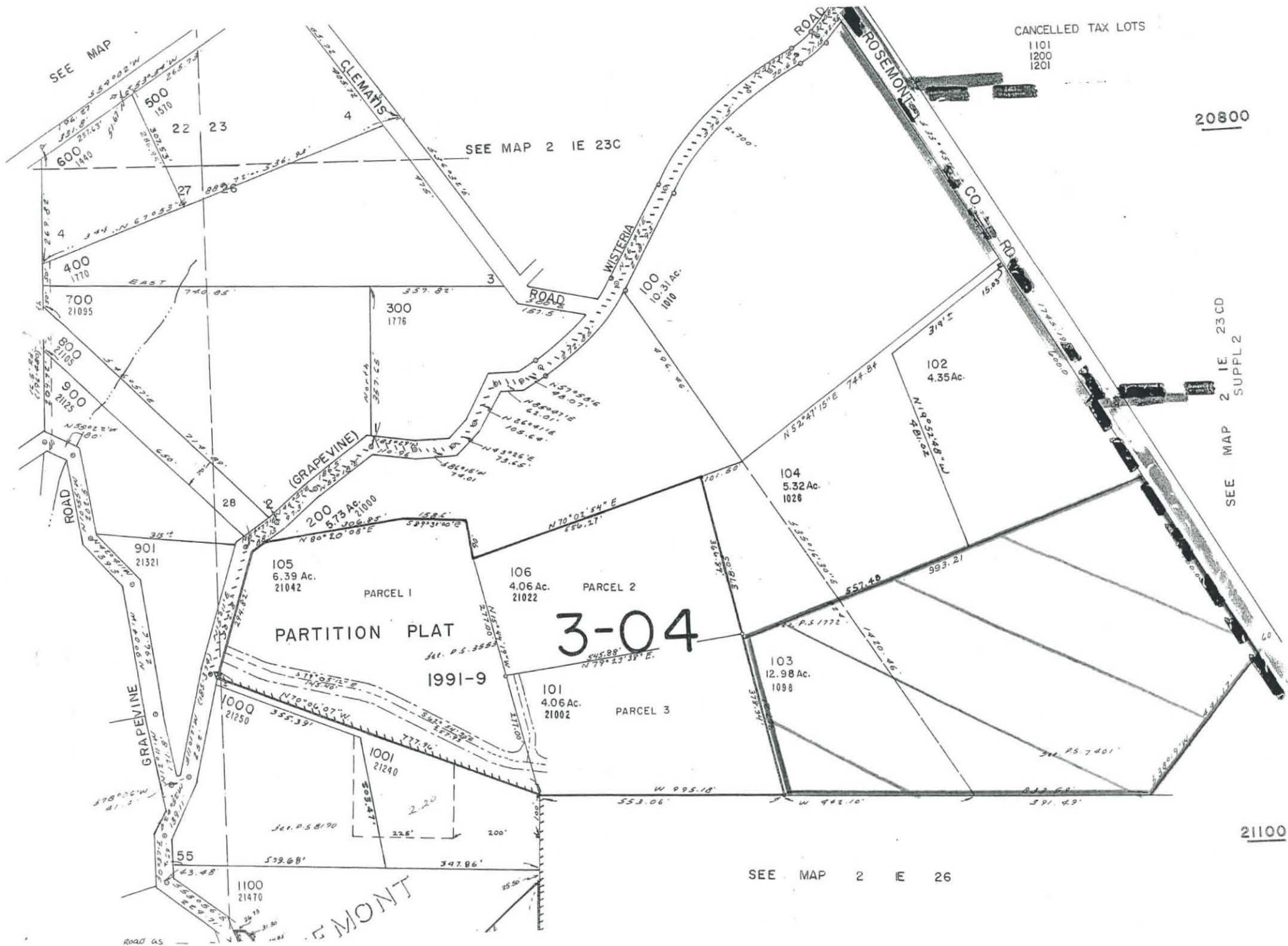
Applicant Information	
What is proposed?	Partition of 12.98 acre parcel into two parcels. One lot will contain the existing house and one buildable lot will be created.
Name of applicant:	West Linn Farms, LLC, Herb Koss partner
Mailing address:	22400 Salamo Rd., Suite 204
City	West Linn
State	OR
Zip	97068
Applicant is (select one):	<input type="checkbox"/> Property owner <input type="checkbox"/> Contract purchaser <input checked="" type="checkbox"/> Agent of the property owner or contract purchaser
Name of contact person (if other than applicant):	Rick Givens, Planning Consultant
Mailing address of contact person:	18680 Sunblaze Dr.
West Linn, OR 97045	

Applicant #s:	Wk: 503-632-4931	Cell:	Email:	herb@@kossred.com
Contact person #s:	Wk: 503-479-0097	Cell: 503-351-8204	Email:	rickgivens@gmail.com
Other persons (if any) to be mailed notices regarding this application:				
Name	Address	Zip	Relationship	
Douglas Pitassi	1098 Rosemont Rd., West Lin, OR	97068	Owner	
TAX LOT #:				
T	2S R 1E	Section	Tax Lot(s)	103
Adjacent properties under same ownership:				Total land area: 12.98 acres
T	None	R	Section	Tax lot(s)
T		R	Section	Tax lot(s)
T		R	Section	Tax lot(s)

I hereby certify that the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge.

Property owner or contract purchaser's name (print)	Date	Owner or contract purchaser's signature
West Linn Farms, LLC (Herb Koss, Partner)		
Applicant's name (print)	Date	Applicant's signature
HERB O. Koss		





3-04

PARTITION PLAT

1991-9

PARCEL 1

PARCEL 2

PARCEL 3

CANCELLED TAX LOTS

1101  
1200  
1201

20800

SEE MAP 2 IE 23 CD  
SUPPL 2

21100

SEE MAP 2 IE 26



PRELIMINARY STATEMENT OF FEASIBILITY

To be completed by the applicant:

Applicant's Name: Herb Koss  
Property Legal Description: T 2 S, R 1E, Section 26B Tax Lot(s) 163  
Site Address: 1098 Rosemont Project Engineer: \_\_\_\_\_  
Project Title/Description of Proposed Development: Partition

To be completed by the service provider or surface water management authority:

Check all that apply:

- ☐ Sanitary sewer capacity in the wastewater treatment system and the sanitary sewage collection system is available to serve the development or can be made available through improvements completed by the developer or the system owner.
- ☒ Adequate surface water treatment and conveyance is available to serve the development or can be made available through improvements completed by the developer or the system owner.
- ☐ Water service is available in levels appropriate for the development, and adequate water system capacity is available in source, supply, treatment, transmission, storage and distribution or such levels and capacity can be made available through improvements completed by the developer or the system owner. This statement ☐ applies ☐ does not apply to fire flows.\*

\*If water service is adequate with the exception of fire flows, the applicant shall submit a statement from the fire district serving the subject property that states that an alternate method of fire protection, such as an on-site water source or a sprinkler system, is acceptable.

- ☐ This statement is issued subject to conditions of approval set forth in the attached.
- ☐ Adequate ☐ sanitary sewer service, ☐ surface water management, ☐ water service cannot be provided.

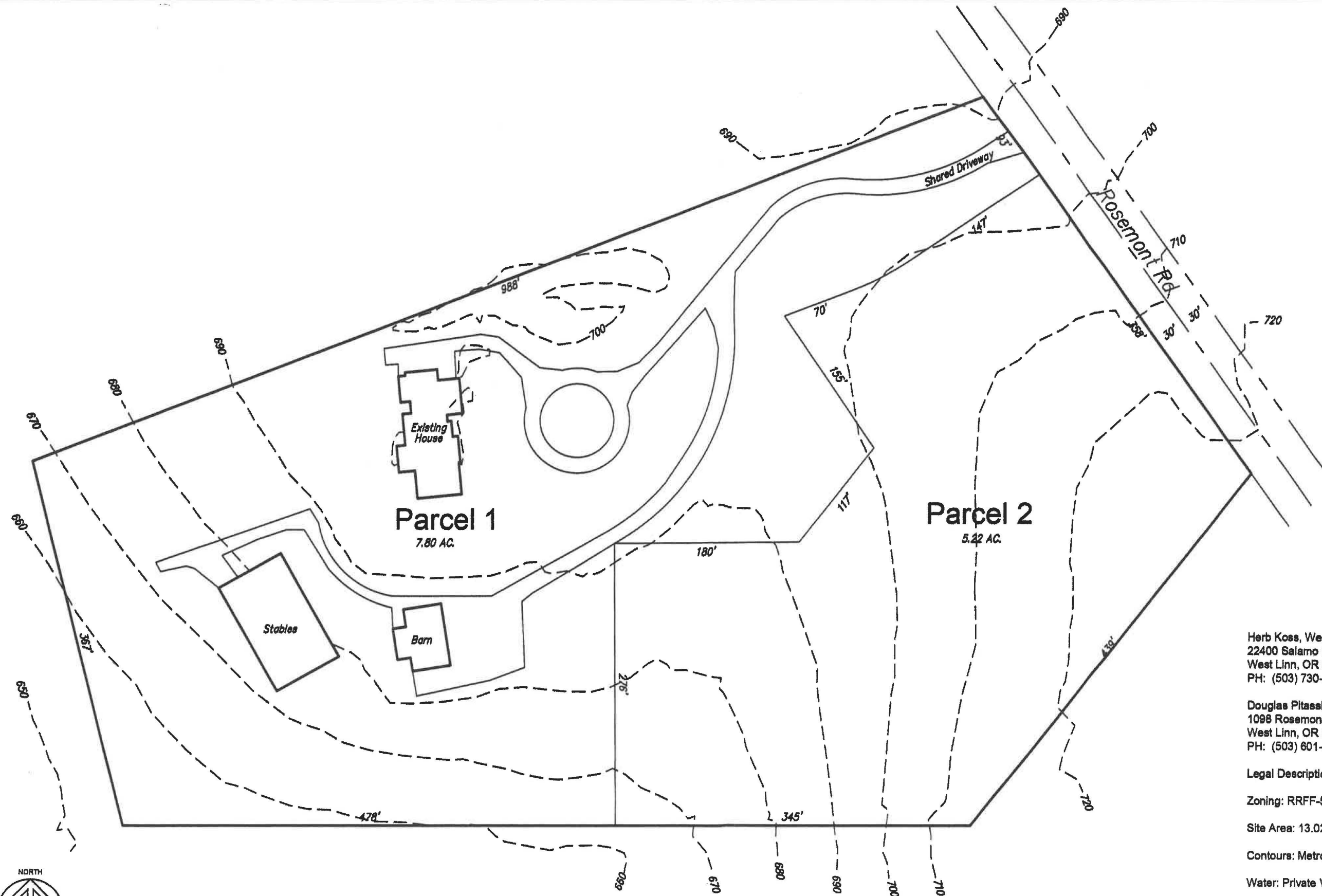
Robert Wilson  
Signature of Authorized Representative

11-20-2017  
Date

CIVIL ENGINEERING ASSOCIATE  
Title

DTD-ENGINEERING  
Name of Service Provider or Surface  
Water Management Authority

Completion of this statement does not reserve capacity for the development and does not alter an applicant's obligation to comply with the service provider's or surface water management authority's regulations. Completion of this statement does not obligate the service provider or surface water management authority to finance or construct improvements necessary to provide adequate service for the proposed development. Completion of this statement does not guarantee that land use approval for the proposed development will be granted.



Herb Koss, West Linn Farms LLC  
 22400 Salamo Rd., Suite 204  
 West Linn, OR 97068  
 PH: (503) 730-2431

Douglas Pitassi  
 1098 Rosemont Road  
 West Linn, OR 97068  
 PH: (503) 601-2236

Legal Description: 21E26B 00103

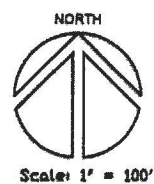
Zoning: RRFF-5

Site Area: 13.02 Acres

Contours: Metromap

Water: Private Well

Sewer: Septic Tank & Drainfield



DESIGNED:	R.E.G.			
DRAWN:	R.E.G.			
SCALE:	1" = 100'			
DATE:	11-18-2017			
FILE:	13-KOS-100	DATE	NO.	REVISION

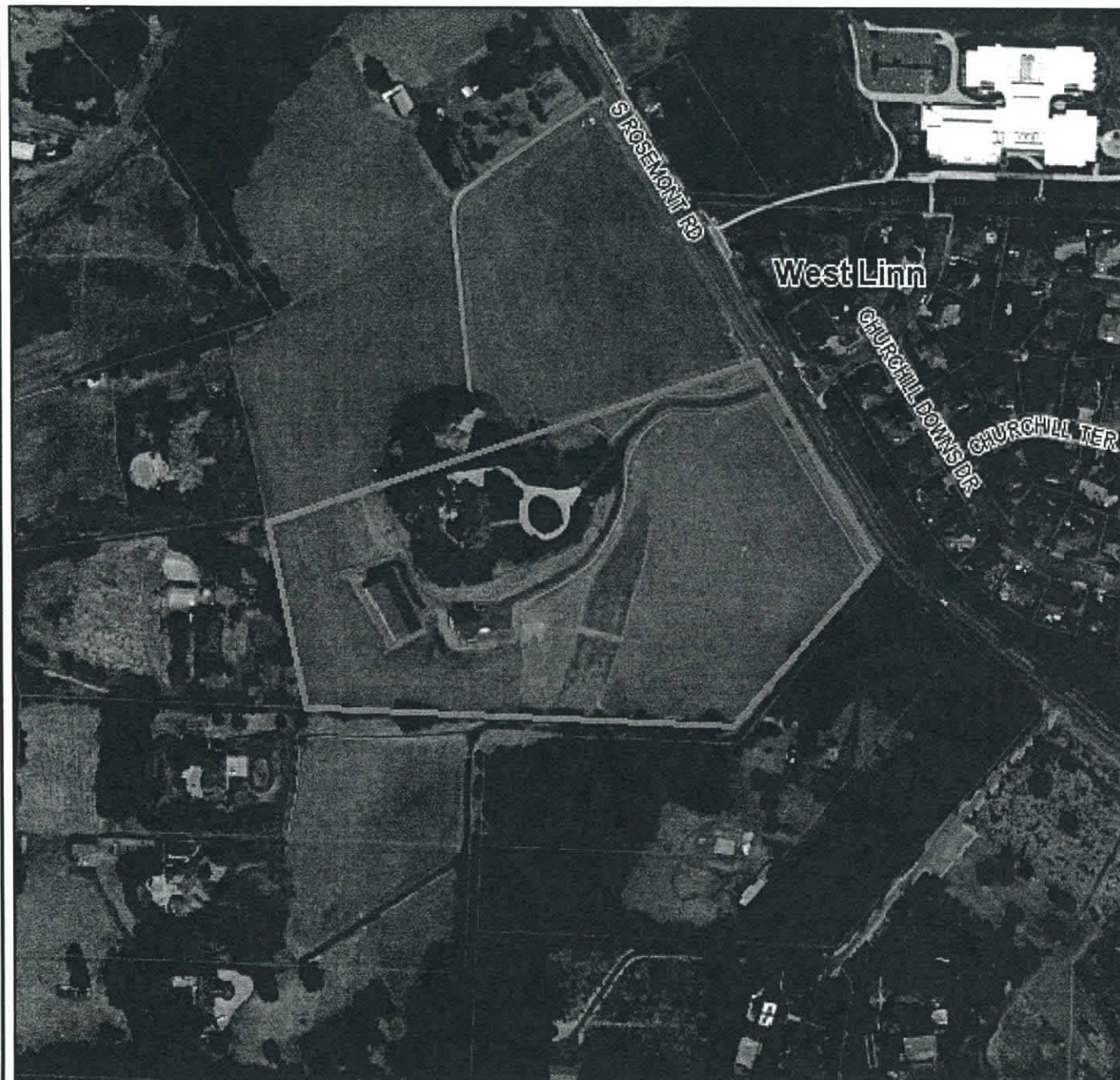
Richard E. Givens, Planning Consultant  
 11303 Brandow St.  
 Oregon City, OR 97045  
 PH: (503) 479-0097

APPLICANT: Herb Koss, West Linn Farms LLC  
 22400 Salamo Rd., Suite 204  
 West Linn, OR 97068  
 PH: (503) 730-2431

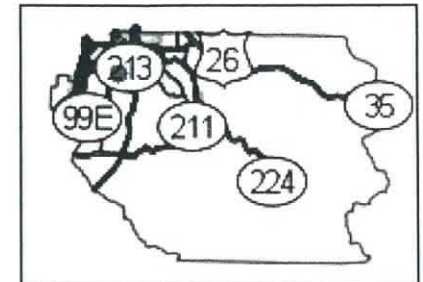
**Partition Pre-App**  
**Preliminary Plan**

SHEET:  
 1/1





# Clackamas County



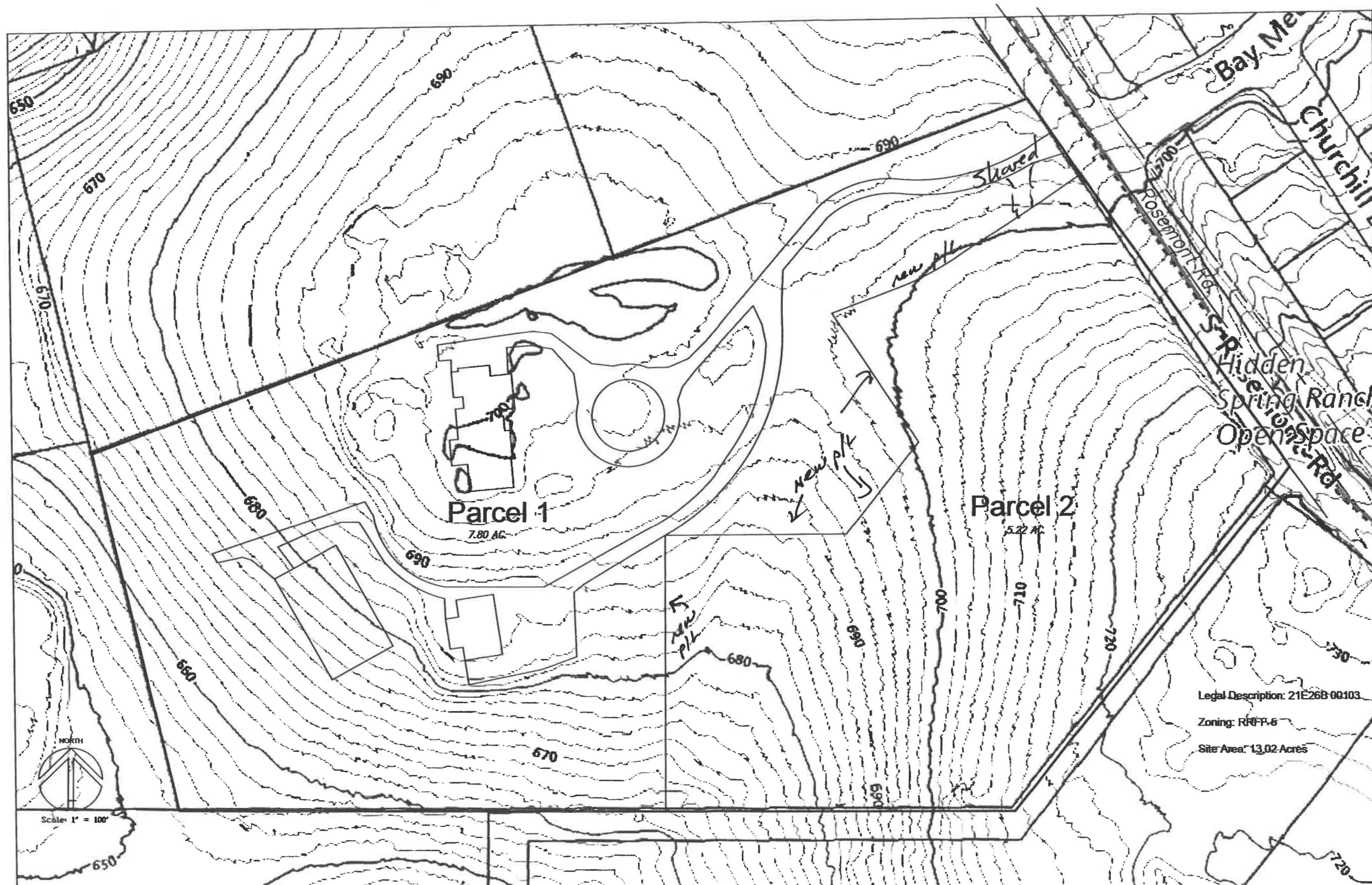
*Clackamas  
County*

**Geographic Information Systems**  
168 Warner Milne Road  
Oregon City, OR 97045

This map and all other information have been compiled for preliminary and/or general purposes only. This information is not intended to be complete for purposes of determining land use restrictions, zoning, title, parcel size, or suitability of any property for a specific use. Users are cautioned to field verify all information before

Thu, 4 May 2017 13:14:01





Legal Description: 21E26B-00103  
 Zoning: RRP-5  
 Site Area: 13.02 Acres

DESIGNED	R.E.G.			
DRAWN	R.E.G.			
SCALE	1" = 100'			
DATE	6-18-2013			
FILE	13-KDS-100	DATE	NIL	REVISION

Richard E. Givens, Planning Consultant  
 11303 Brandow St.  
 Oregon City, OR 97045  
 PH: (503) 479-0097

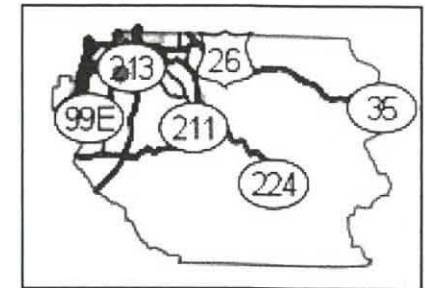
APPLICANT: Herb Koss  
 22400 Salamo Rd., Suite 204  
 West Linn, OR 97068  
 PH: (503) 730-2431

# Partition Pre-App Preliminary Plan





# Clackamas County



*Clackamas  
County*

Geographic Information Systems  
168 Warner Milne Road  
Oregon City, OR 97045

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Thu, 4 May 2017 13:14:30





U.S. Fish and Wildlife Service

# National Wetlands Inventory

## Wetlands



May 4, 2017

- |                                |                                   |          |
|--------------------------------|-----------------------------------|----------|
| Estuarine and Marine Deepwater | Freshwater Forested/Shrub Wetland | Other    |
| Estuarine and Marine Wetland   | Freshwater Pond                   | Riverine |
| Freshwater Emergent Wetland    | Lake                              |          |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.





Beyond clean water.

Water Quality Protection  
Surface Water Management  
Wastewater Collection & Treatment

Michael S. Kuenzi, P.E.  
Director

July 24, 2013

RECEIVED JUL 25 2013

SE021713

Karen Pitassi  
1098 Rosemont Rd  
West Linn, OR 97068

IMPORTANT DOCUMENT – PLEASE READ CAREFULLY  
This is not a septic construction permit.

SITE: Township 2S Range 1E Section 26B Tax Lot 00103  
1098 Rosemont Rd, West Linn

RESULTS: Approved

SYSTEM: Standard

Dear Ms. Pitassi:

Water Environment Services staff has completed the evaluation of the site where you proposed the construction of a new sewage treatment system at the property referenced above to serve a 4 bedroom single family residence.

Based on the results of this study, sewage treatment appears feasible. Site conditions will require the use of a standard for the original system, as described in the attached construction detail and site drawing reports. For the replacement area a standard will be required.

If you have any questions, feel free to contact me at 503-742-4625.

Sincerely,

Hoy McRobinson, REHS  
Soil Scientist

Cc: Herb Koss  
Coffman Excavation

Enclosures:  
General Permit Conditions  
Field Sheet  
Construction Detail Sheet  
Minimum Setback Requirements

## **General Site Evaluation Information – NOT A PERMIT TO CONSTRUCT**

Before construction of a subsurface sewage treatment system can take place, A PERMIT MUST BE PURCHASED FROM CLACKAMAS COUNTY WATER ENVIRONMENT SERVICES

Please note that this approval is site specific to the area tested and does not address the feasibility of locating the system elsewhere on the property. The enclosed diagram indicates the limited area that appears suitable for this type of system. Please refer to the enclosed diagram for specifics concerning the dimensions and/or special conditions of the approved site.

Site evaluation report review. An applicant may request the Oregon Department of Environmental Quality to review a site evaluation report issued by an agent. The application for review must be submitted to the department in writing within 60 days after the site evaluation report issue date and must include the site evaluation review fee in OAR 340-071-0140(2). The department will review and approve or disapprove the site evaluation report.

This approval will remain valid until the system is installed and approved. Technical rule changes which take place after the date of this letter will not invalidate this approval, except that construction standards may be changed to meet codes applicable at the time of permit issuance. However, if conditions on this or adjacent properties are changed in any manner which would prohibit issuance of a permit because of a conflict with the applicable State rules, this approval will then be considered null and void.

The approval of this property and the conditions set forth in this letter in no way waive requirements as may be set by the zoning of the area. A permit to construct a system on this property will be subject to the review and approval of the County Planning Department. This Approval in no way waves any requirements set forth by other government agencies.

# FIELD SHEET

Owner KAREN PITASSI

SEO 21713

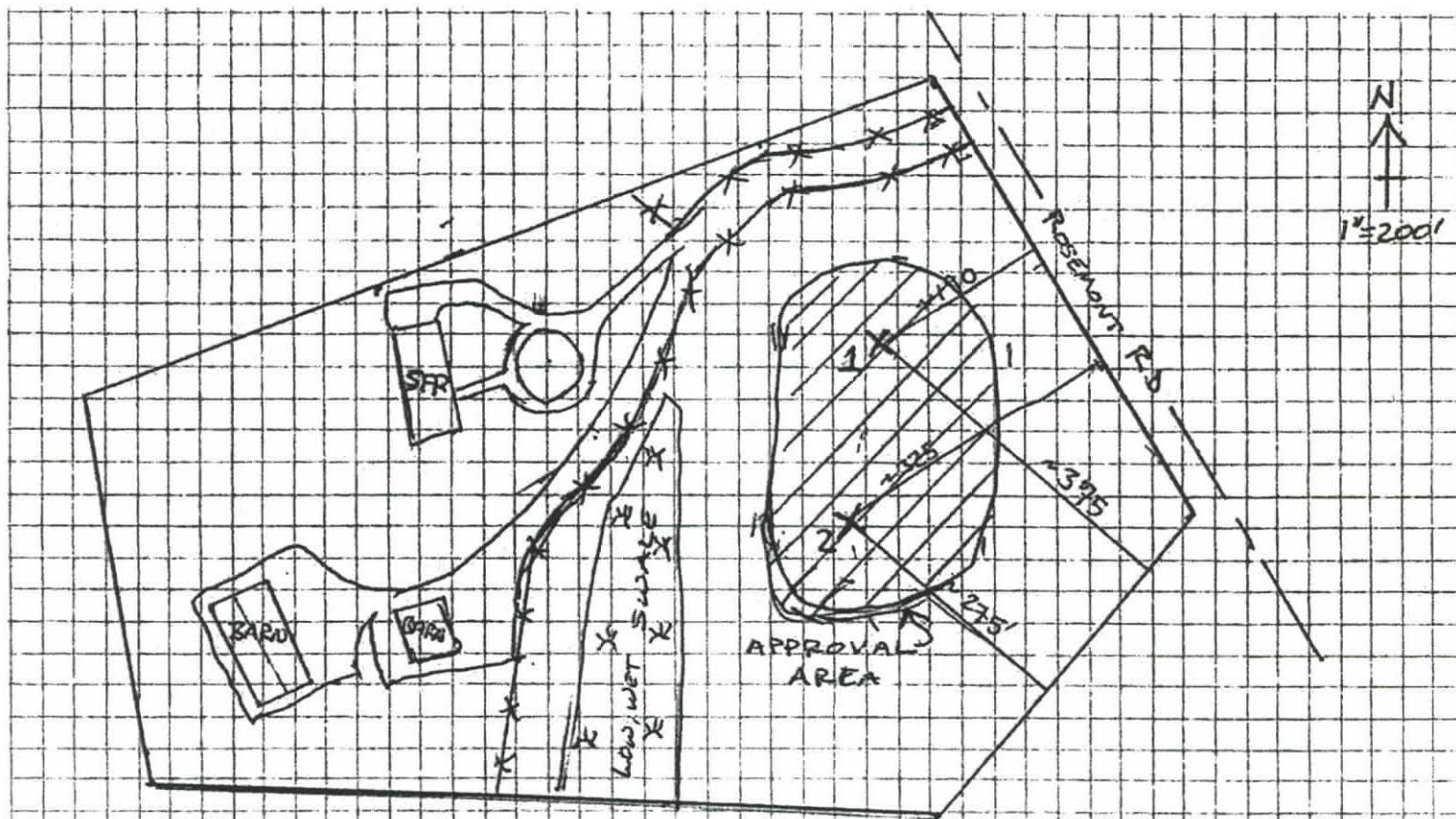
Township 25 Range 1E Section 26B Tax Lot 00103

Acreage 6.3 or 10

Soil Scientist H. McROBINSON

Weather CLEAR, 80°

Date 07-23-2013





**STANDARD SYSTEM  
CONSTRUCTION DETAIL SHEET**

1.	X	Your site has been found to be suitable for a STANDARD SYSTEM. The following construction <b>specifications</b> shall <b>apply</b> :
	X	The septic tank will have a minimum liquid capacity of 1000 gallons, and shall be equipped with a <b>watertight</b> riser to the surface.
		You use a gallon septic tank with a gallon dosing tank, both equipped with watertight riser(s) to the surface.
		An effluent lift <b>pump</b> be required as <b>part</b> of this system.
	X	For your proposed development, a minimum of 375 lineal feet of treatment trench is required. Treatment trenches shall be constructed 2 feet wide on 10 foot minimum centers in serial distribution with a maximum trench depth of 30 inches and a minimum trench depth of 24 inches. The trenches and perforated pipe shall be installed within one inch of level and contoured to the natural ground surface.(SEE NOTE 1)
		A groundwater interceptor is required as part of this system. This interceptor must be constructed 12 inches wide by inches deep with inches of clean gravel placed over a 4 inch perforated pipe. A minimum 10 foot and maximum 20 foot upslope setback must be maintained from the drainfield. The interceptor must extend the length of the drainfield and be exhausted by a non-perforated line below and away from the entire system.(SEE NOTE 1)
	X	The site must be protected from livestock, traffic, or other damaging activities.
	X	For the above described system(s), adequate area must be available for the original system and a complete replacement system. The replacement system is to be installed if the original system fails for some non-repairable reason.
2.	X	The conditions of <b>approval</b> are as follows:
	X	Maximum number of bedrooms shall be 4.
		For sanitation <b>purposes</b> , the minimum lot size for this single building site is .
		This lot size will require an off-site community water supply.
		Subsurface sewage treatment will not be permitted on slopes in excess of percent.
		No <b>part</b> of the system shall be installed within the Easement or Right-of-Way.
3.	X	Special Conditions: Indicate proposed and neighboring well locations on plot plan when applying for permit.

NOTE 1: SOME ALTERNATIVE DRAIN MEDIA PRODUCTS ALLOW FOR DIFFERENT  
CONSTRUCTION STANDARDS. CONSULT INSTALLERS GUIDE

**Setback Table**  
**Minimum Separation Distances**

Items Requiring Setback	From Subsurface Absorption Area Including Replacement Area $\Psi$	From Septic Tank and Other Treatment Units, Effluent Sewer and Distribution Units $\Upsilon$
1. Groundwater Supplies and Wells.	*100'	50'
2. Springs: Upgradient. Downgradient.	50' 100'	50' 50'
**3. Surface Public Waters: Year round. Seasonal.	100' 50'	50' 50'
4. Intermittent Streams: Piped (watertight not less than 25' from any part of the on-site system). Unpiped.	20' 50'	20' 50'
5. Groundwater Interceptors: On a slope of 3% or less. On a slope greater than 3%: Upgradient. Downgradient	20' 10' 50'	10' 5' 10'
6. Irrigation Canals: Lined (watertight canal). Unlined: Upgradient. Downgradient.	25' 25' 50'	25' 25' 50'
7. Cuts Manmade in Excess of 30 Inches (top of downslope cut): Which Intersect Layers that Limit Effective Soil Depth Within 48 Inches of Surface. Which Do Not Intersect Layers that Limit Effective Soil Depth.	50' 25'	25' 10'
8. Escarpments: Which Intersect Layers that Limit Effective Soil Depth. Which Do Not Intersect Layers that Limit Effective Soil Depth.	50' 25'	10' 10'
9. Property Lines.	10'	5'
10. Water Lines.	10'	10'
11. Foundation Lines of any Building, Including Garages and Out Buildings.	10'	5'
12. Underground Utilities.	10'	—
<p>* 50-foot setback for wells constructed with special standards granted by WRD.  **This does not prevent stream crossings of pressure effluent sewers.  <math>\Psi</math> Includes Drainfield and Sand Filter without a bottom.  <math>\Upsilon</math> Includes effluent sewer, header lines, drop boxes, distribution boxes, sand filter - other than bottomless sand filters, dosing tank and pump, pressure line, and diversion valve-box.</p>		