

BEFORE THE DEVELOPMENT REVIEW BOARD
OF THE
CITY OF OSWEGO

A REQUEST FOR APPROVAL OF A)
19 LOT RESIDENTIAL PLANNED)
DEVELOPMENT AND VARIANCES)
TO THE DEVELOPMENT ORDINANCE.)

PD 2-85/VAR 4-85/VAR 5-85-245
(Palisades Lake Estates)
FINDINGS, CONCLUSIONS AND ORDER

NATURE OF APPLICATION

A request to approve a 19 lot residential planned development in an R-15 zone district. The request also requires approval of the following two variances:

1. To vary the Transit Standard requiring a hard surface path to connect a development to the nearest transit facility.
2. To vary the Access Standard requiring the minimum lot frontage on a street of 25' to 0' for three proposed lots.

The site lies west of Palisades Terrace Drive and north of Oak Street. The site is more specifically described as Tax Lots 2900 and 3000, Tax Map 2S 1E 10CB.

HEARINGS

The Development Review Board held a public hearing and considered this application at its meeting of March 5, 1985. Following the presentation of exhibits and testimony at that hearing, the Development Review Board voted 6 to 0 to APPROVE VAR 4-85, VAR 5-85 and PD 2-85.

FACTS

The following is a summary of the facts and testimony presented which were found most relevant to this decision. These facts are presented in more detail in the staff report dated February 25, 1985, and the applicant's proposal, Exhibits B through I, dated January 25 and February 8, 1985. Exhibits K through L were introduced at the March 4, 1985 hearing.

1. The site is designated R-15 by the Comprehensive Plan and zoned R-15.

2. Use of a Planned Development Overlay zone is allowed in any zone provided the overall site density is not exceeded.
3. A pre-application conference was held on November 21, 1984.
4. The Conservancy Commission reviewed this proposal at its meeting of February 28, 1985.
5. Development surrounding the site includes an R-15 single family subdivision located to the north and west, a church and several R-7.5 zoned lots to the south and west and a developed, 2+ acre R-10 zoned parcel to the east.
6. The Comprehensive Plan identifies areas on the site with the potential for landslide hazards.
7. Lost Dog Creek, which traverses the site from west to east, is identified by the Comprehensive Plan as a Distinctive Natural Area and Stream Corridor.
8. The wetland area on the site is not identified in the Comprehensive Plan.
9. The site has approximately 550' of frontage on Palisades Terrace Drive. Palisades Terrace Drive is a local City street with a 50' wide right-of-way. The existing width of pavement is 16' to 17' wide. It has no sidewalks or street lights.
10. Oak Street bounds the property to the south for approximately 650'. Oak has a 60' wide right-of-way. It is dedicated but not constructed.
11. The property is located in Local Improvement District (LID) 186.
12. No one spoke in opposition to the proposal at the public hearing. However, a letter from an area resident (Exhibit L) was introduced at the hearing. It focused on minimizing the potential growth of mosquitoes.

CRITERIA AND STANDARDS

The request under consideration was a quasi-judicial procedure, the conduct of which is regulated by Major Development procedures, LOC 49.300 - 49.335. The following Plan policies and ordinance requirements, criteria and standards are applicable to this request:

1. Comprehensive Plan:

Natural Resources Policy Element

2. Zoning Ordinance:

LOC 48.195 - 48.220
LOC 48.470 - 48.475

R-15 Zone District
Planned Development
Overlay Zone

3. Development Ordinance:

| | |
|---|------------------------------------|
| Stream Corridors | Standard No. 3 |
| Wetlands | Standard No. 4 |
| Park & Open Space | Standard No. 8 |
| Drainage for Major Development | Standard No. 11 |
| Hillside Protection/ Erosion Control Access | Standard No. 16 |
| Site Circulation - Bikeways/Walkways | Standard No. 18 Standard No. 19 |

4. Subdivision Code:

LOC 44.331(e)

Residential Streets/General
Standards

FINDINGS OF FACT

After consideration of the relevant facts, applicable policies, ordinance, criteria, and standards the Development Review Board found that:

1. The requested variance to the Transit Standard is necessary to prevent an unnecessary hardship in that the applicants would realize an adverse economic impact if they were required to provide a hard surface path to the nearest bus stop. Development consistent with the requested transit variance will not be injurious to the neighborhood. No sidewalks exist in the area of this site to link the development to the nearest bus stop.

The request is the minimum necessary to make reasonable use of this property and is not in conflict with the Comprehensive Plan.

2. The requested variance to the Access Standard is necessary to prevent a practical hardship. With the proposed lot configuration, access to Lots 5, 6 and

19 via a private driveway is superior to requiring a public street to serve the lots.

Development consistent with the requested access variance will not be injurious to the neighborhood. The request would have fewer physical and visual impacts than a public street.

The request is the minimum necessary and does not conflict with the Comprehensive Plan.

3. The planned development overlay can be applied because the proposal is in conformance with the residential density calculation.
4. The applicants modified setbacks as proposed in the January 25 and February 8, 1995 materials. Rear yard setbacks are to be 15' for all lots. Except Lots 1 through 5. These rear yards are to be 10'. Interior side yard setbacks are to be 5' for all lots. Front yard setbacks are to be:

| | |
|---------------------|-----|
| Lot 1 | 10' |
| Lot 2 | 25' |
| Lot 3, 4, 8, 9 & 11 | 10' |

Along Oak Street, front yard setbacks are to be a minimum of 5'. Garage setbacks are to be 20' from the back of the curb.

5. The proposal has been shown that it can comply with the Stream Corridor Standard. The stream and its buffer are to be allocated as open space. Exhibit H indicates these areas will be returned in their natural condition and will be preserved through the CC & R's.
6. The proposal has been shown that it can comply with the Wetland Standard. Based on research for SD 27-83, staff determined the wetland to be essential [in accordance with Standard No. 4.035(1)].

Wetland boundaries were generally defined at the pre-application conference based on initial inventory material supplied by the applicants. After reviewing the more detailed wetlands inventory materials (Exhibits D and E), staff and the applicant re-evaluated these boundaries on-site and made minor changes (Exhibit G), which are more responsive to the following standards: Stream

Corridor, Wetlands and Hillside Protection/Erosion Control as well as more sensitive to existing trees and vegetation.

The wetland and its buffer are to be allocated as open space. Exhibit H indicates these areas will be retained in their natural condition and will be preserved through the CC & R's.

7. The proposal has been shown that it can comply with the Hillside Protection/Erosion Control Standard. The applicants submitted a Geologic Study (Exhibit I) which indicates the site is stable. The study outlines general development guidelines which should be incorporated as conditions of approval. In addition, an erosion control and restoration plan should be submitted to minimize erosion and siltation during construction to the stream/wetland areas and downstream properties.

8. The proposal's open space plan designating stream, wetland and buffer areas as open space meets the Park and Open Space standard.

A revised open space plan should be submitted which reflects the adjusted open space boundaries as illustrated in Exhibit N.

9. The Conservancy Commission reviewed the proposal's treatment of standards for Stream Corridors, Wetlands, Hillside Protection/Erosion Control and Park/Open Space. The Commission unanimously accepted the PD 2-85 staff report (February 25, 1985) with the conditions recommended by staff. The Commission also commended the applicants for their sensitivity to the natural features on the site.

10. The proposal complies with the Landscaping, Street Trees, Screening and Buffering standard. Exhibit B indicates the species and location of street trees. The proposal's perimeter lots comply with the 75% minimum lot area requirement of developed, adjacent R-10 and 12-15 zoned lots.

11. The Department of Public Works recommended that direct access to Palisades Terrace Drive be prohibited for Lots 1 and 13.

12. Half-street improvements will be required along the site's Palisades Terrace Drive frontage. These

improvements are to be a minimum width of 24' and are to match the alignment of the half street improvement to the northwest.

13. A 5' wide property line sidewalk should be provided along the west side of the site's Palisades Terrace Drive frontage. The sidewalk should be constructed at the same time that half street improvements are made. The sidewalk should meander to save trees and avoid cut-fill slopes.
14. The applicant will have to vacate a portion of Oak Street. The applicant should initiate and coordinate the Oak Street vacation process with Public Works staff for City Council approval.
15. The applicant has proposed (Exhibit F) to construct a portion of Oak Street west of its intersection with Palisades Terrace Drive. The street is to be 24' with a mountable curb on the north side and a 3' wide gravel shoulder on the south side.
16. If a street is widened more than 2', the proposal must be approved by City Council. If required, the applicant should coordinate this process with the Department of Public Works.
17. The applicant is proposing to construct an internal 24' wide private street (Exhibit F) named Palisades Lake Drive. Public Works staff has recommended that because the street is not a through one, its name should be changed to court or lane.

In addition, the applicant is proposing a security gate at the entrance of the development. Gate design and operation should be coordinated with staff prior to final plat approval.

18. Sidewalks are not required along either the internal street or Oak Street because one is not required by the Subdivision Code and a significant number of trees would have to be removed.
19. Street lights will be required along the site's Palisades Terrace Drive and Oak Street frontages as well as the internal street. The proposal can comply with the Street Light Standard if a final plan including photometrics is submitted to Public Works for approval.

20. The proposal has demonstrated (through Exhibit F) that it can comply with the Utilities Standard. Further, the applicant should specifically adhere to the standards for construction and maintenance to minimize insect growth as cited in Exhibit L.
21. The proposal has been shown that it can comply with the drainage for major development. At the City's request, the applicant has designed stormwater detention/retention system which is to be incorporated with the wetland area.

REASONS AND CONCLUSIONS

The proposal can be made to comply with relevant policies and ordinance criteria, and standards through application of certain conditions.

ORDER

IT IS ORDERED BY THE DEVELOPMENT REVIEW BOARD OF THE CITY OF LAKE OSWEGO that:

1. VAR 4-85/VAR 5-85/PD 2-85 are APPROVED.
2. The conditions for approval for VAR 4-85/VAR 5/85 and PD 2-85 are as follows:
 - a. A reproducible of the final plan shall be submitted to the City which clearly depicts: a) setbacks for all lots; b) sidewalks.
 - b. The CC & R's shall be submitted to the City and approved before final plat approval.
 - c. Development within the stream corridor and or stream corridor buffer zone shall be in accordance with LOC 3.020 and LOC 3.025 (Standards for Approval and Construction - Stream Corridor Standard).
 - d. Development within the wetlands area shall be in accordance with LOC 4.020 and LOC 4.025 (Standards for Approval and Construction - Wetlands Standard).
 - e. A wetland enhancement plan shall be submitted to and approved by the City. This plan shall include a landscaping plan and planting/maintenance schedule.

- f. A detailed grading and erosion control plan shall be submitted to and approved by the City for the construction of all on and offsite improvements in accordance with the Hillside Protection/Erosion Control Standard and Exhibit I. This plan shall include a restoration plan to establish a protective ground cover on all areas disturbed by construction where needed to prevent erosion to the wetland and downstream areas.
- g. The information and recommendations found in the Geology Report (Exhibit I) shall be used in the design and construction of the proposal.
- h. The applicants shall insure that periodic site visits, compaction tests and reports to certify construction activities in critical fill areas in the private street are in accordance with the Hillside Protection/Erosion Control Standard and Exhibit I.
- i. The applicants shall submit a letter of certification by a registered soils engineer or engineering geologist stating that the plans and specifications for critical fill areas in the private street have been reviewed and approved in accordance with the Hillside Protection/Erosion Control Standard and Exhibit I prior to final platting or construction of subdivision improvements.
- j. The final plat shall clearly depict the required open space plan. The plat shall contain a brief note that development is restricted.
- k. A final open space plan shall be submitted to and approved by the City. This open space plan shall specify the trail system, including walkways bridges and access points.
- l. The name Palisades Lake Drive shall be changed to Palisades Lake Court or Lane.

- m. The applicant shall initiate and coordinate the Oak Street vacation process with the Department of Public Works for City Council approval.
- n. Street improvements to City standards shall be provided along Palisades Terrace Drive to a minimum width of 24'. These improvements shall match the existing alignment of the half street improvements to the northwest.
- o. A 5' wide, concrete property line sidewalk shall be provided along the west side of Palisades Terrace Drive. This standard may meander to save trees and avoid cut-fill slopes. It shall be constructed at the same time that Palisades Terrace Drive improvements are made.
- p. A private street (Palisades Lake Court or Lane) shall be provided in accordance with Exhibit F and City Standards.
- q. Street improvements, to City standards, shall be provided in the Oak Street right-of-way. The street shall be 24' wide tapering to 20' in accordance with Exhibit F. The entire length of the street shall have a mountable curb on the north side and 3' wide gravel shoulder on the south side.
- r. Direct access from Lots 1 and 13 to Palisades Terrace Drive shall be prohibited.
- s. The applicant shall coordinate with the Department of Public Works the design and operation of the development's entry gate. The entry gate details shall be shown on construction plans for review and approval.
- t. The final street lighting plan including photometrics shall be submitted to the Department of Public Works for approval. This plan shall be submitted with construction plans.
- u. Construction drawings shall be submitted to and approved by the Department of Public Works for the detention facility and storm drainage on all streets.

v. Construction drawings for utilities shall be submitted to and approved by the Department of Public Works in accordance with the Utilities Standard.

w. That a request to separate fees for LID 186 be submitted to the City Engineer or the applicant pay the balance of the LID assessment owed before the final plat is approved by City officials.

*MEMORANDUM
D. J. 3-15*

I CERTIFY THAT THIS ORDER was presented to and APPROVED by the Development Review Board of the City of Lake Oswego.

DATED this 18th day of March, 1985.

Richard R. Hutchins
Richard Hutchins, Chairman
Development Review Board

Stanley E. Tideman
Secretary

ATTEST:

AYES: Elick, Finch, Glasgow, Hutchins, Martindale, Wright
NAYS: None
ABSTAIN: None
ABSENT: None

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FEB 8 1985

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DESCRIPTION OF WETLAND WILDLIFE HABITAT

The Wetland Area Analysis map submitted with this narrative depicts the significant wetland area located on the Palisades Lake Estates site. The wetland area (shown as the shaded pattern on the map) is divided into two sub-areas, Area "A" and Area "B". Area "A" has been identified as containing the most significant wetland vegetation and wildlife habitat features. Area "B" contains numerous small ponds, with pockets of grass in between. Non-wetland areas covered primarily with non-native blackberry vines are shown around the border of the two wetland areas. The map also depicts significant wildlife habitat features of the site, including old tree snags located in Area "A", and a large old Douglas Fir log which is covered with salal and located on a hillside adjacent to the creek.

The dominant plant in the wetland area is Creek Dogwood (*Cornus Stolonifera*), a many stemmed shrub which is generally widely spreading from root sprouts. This plant, which is found extensively in Area "A", has 3 to 5 inch-long paired leaves with untoothed margins and bold, curving veins. Twigs of this species are usually red, hence the other common name, Red Osier.

From a wildlife habitat standpoint, Creek Dogwood is the most significant plant in the wetland area. The large bunches of white or bluish berries produced by the plant provide a useful food source. The plant is also important because of its tendency to form dense thickets which can provide shelter and nesting sites for ducks and other aquatic species. Since the Creek Dogwood grows quickly and easily in marshy areas, additional plantings are planned around the margin of the wetland, in areas where it does not now exist. Probable plantings include "Flaviramea", a yellow twigged variety, and "Sibirica", a red twigged variety.

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The common skunk cabbage (*Lysichiton Americanum*), is a useful plant as an understory to the Creek Dogwood. By providing additional cover in and amongst the many stems of the Creek Dogwood, the combination of the two plants provides an ideal nesting place for ducks and other aquatic species. Additionally, the tubers of the skunk cabbage provide a food source for ducks.

Skunk cabbage is found on the project site primarily within Area "A". The plant is extremely easy to propagate and additional plantings are planned in conjunction with the proposed new plantings of Creek Dogwood in the wetland area.

The proposed site plan for the subject property would augment the the wildlife habitat value of the natural vegetation on the site by providing a year-around pond adjacent to the wetland area. The proposed pond will provide a valuable water source for aquatic wildlife, fulfilling such needs as drinking water supply, feeding area, swimming, bathing, etc. The margin area between the pond and the wetland plants described above will create a very desirable "edge effect" which is so important to wildlife habitat.

Another interesting plant found in the wetland area on the subject property is Horsetail or Equisetum. This plant, which grows in dark marshy areas, is found in a large group located at the west end of Area "A". This plant forms dense thickets which provide good shelter areas for various species of wildlife. From a shelter standpoint, it is probably more valuable than the skunk cabbage because it is an evergreen plant. Skunk cabbage is a perennial which disappears completely for much of the year.

Rocks found on the subject property also provide an additional source of wildlife shelter. Rocks can be a very important shelter habitat around the margin of and within ponds. The many crevices and nooks provided by a jumble of rocks in and around a pond provide unique sources of shelter for many aquatic species.

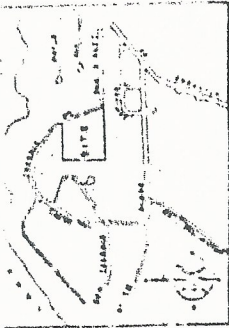
in addition, many types of wildlife, such as frogs, turtles, birds, etc., will use the dry tops of rocks as spots to sun or preen themselves.

Although not a wetland environment itself, we should mention the importance of the mature coniferous forest as a wildlife habitat around the perimeter of the wetland area. Mature evergreen conifers such as Douglas Fir, Western Red Cedar, etc. provide additional shelter areas for wildlife that inhabit wetland areas. When located adjacent to the proposed pond, the wildlife value of this shelter area is increased through the creation of another "edge effect". For example, certain types of birds (including red-tailed hawks, screech owls, and possibly the great blue herons or green herons) might make their nest high up in the trees. They use the pond area for hunting their natural prey. Potential food sources for such birds, depending upon the species, include insects, fish, frogs, etc.

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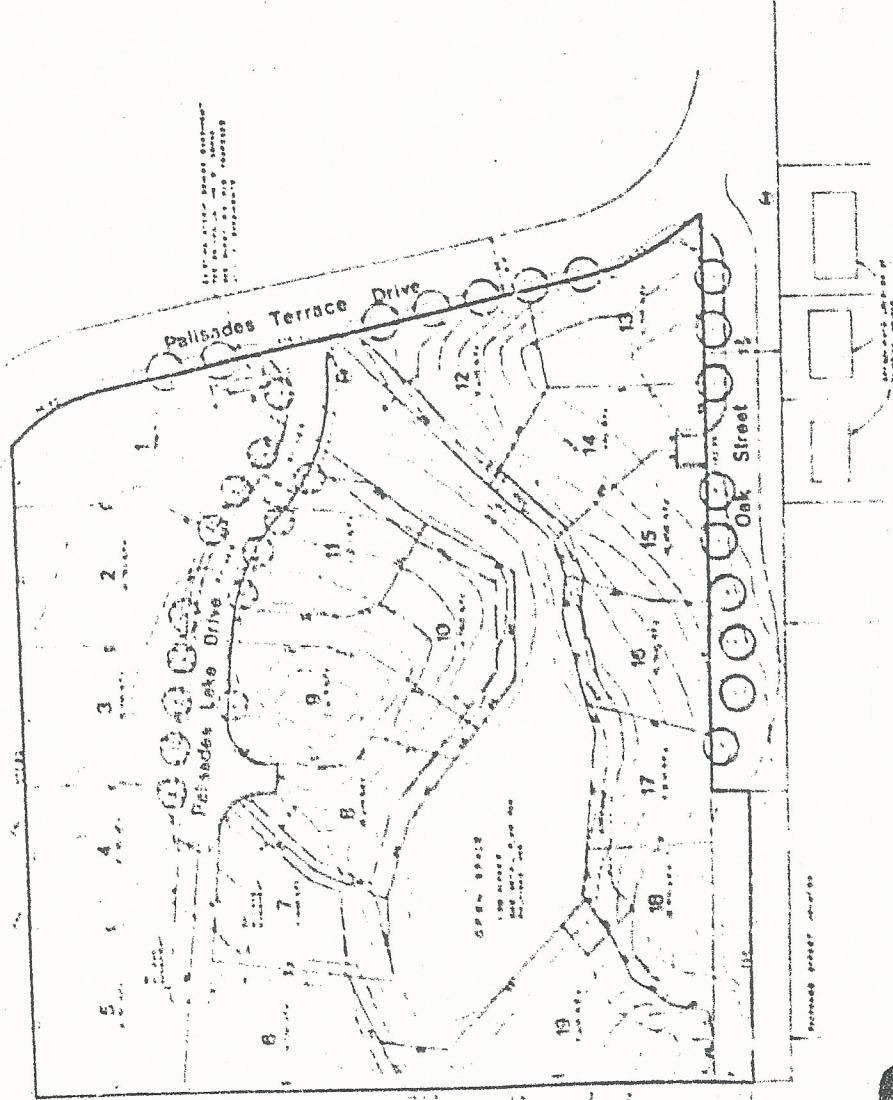
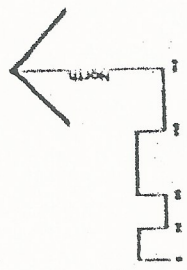
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VISIBILITY MAP

- LOCATION: FEB. 8, 1965. BRIDGE. OLD. 15A. LOTS 1805 & 1806
- SITE AREA: 700 ACRES
- ZONING: R-10
- SEWERS: CITY OF LAKE OSWEGO
- WATER: CITY OF LAKE OSWEGO
- STREETS: PALLISADES LAKE DRIVE, PALLISADES LAKE DRIVE, PALLISADES LAKE DRIVE, PALLISADES LAKE DRIVE
- STREET TREES:
 - DEDICATED CONCERNED 1" DIA. 10' DC
 - STREET TREE
 - TREES PLANTED: 1" DIA. 10' DC
 - OTHER PLANTING: 1" DIA. 10' DC



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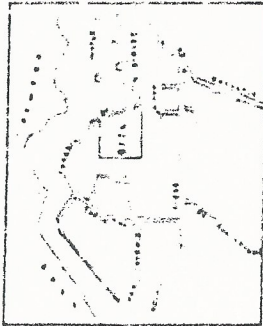
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Pallisades Lake Estates

FEB 8 1965

PLANNING DEPT.

| | | | |
|--|---|--|--|
| Richard E. Olvera 15800 S.W. Boone's Ferry Rd. Lake Oswego, OR 97035 | Lakeview, Inc. a group, Inc. 18517 S.W. 7 th St. Rd. Lake Oswego, OR 97035 | COMPASS CORPORATION 18517 S.W. 7 th St. Rd. Lake Oswego, OR 97035 | Richard E. Olvera 15800 S.W. Boone's Ferry Rd. Lake Oswego, OR 97035 |
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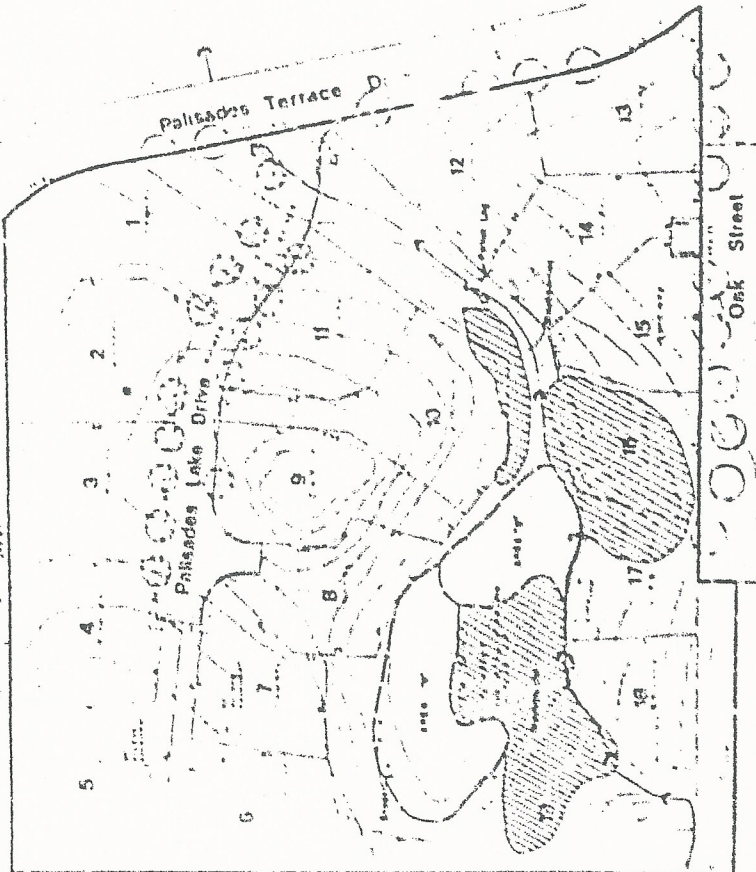
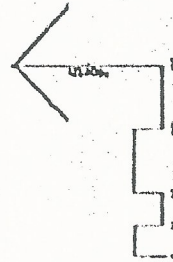
EXHIBIT
B
FD-2-85



SECURITY MAP
110

LOCATION 155. N.E. SECTION 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

STREET TYPES
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() 30' WIDE
() 40' WIDE
() 50' WIDE
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Welland Area Analysis

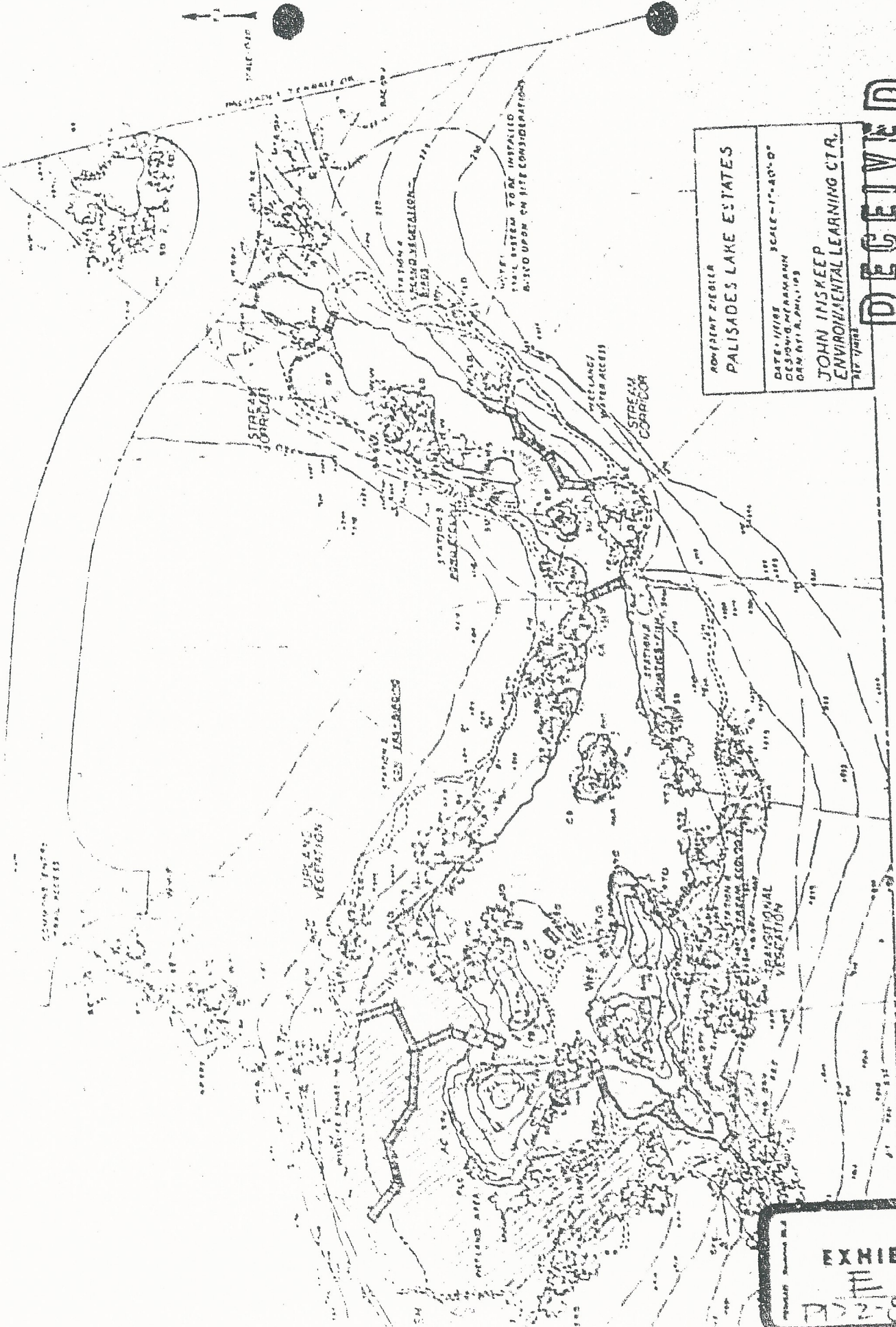
Palisades Lake Estates

COMPASS CORPORATION
1500 S.W. Third St.
Lake Oswego, OR 97034

CEC 8-1985
Palisades Lake Estates
1500 S.W. Third St.
Lake Oswego, OR 97034

PLANNING DEPT.

EXHIBIT
D
PD 2-85



ADRIAN ZIEGLER
 PALISADES LAKE ESTATES
 DATE: 11/88 SCALE: 1"=40'-0"
 DESIGNER: M. W. MANN
 DRAWN BY: A. ZIEGLER
 JOHN INSKEEP
 ENVIRONMENTAL LEARNING CTR.
 1/17/1995

RECEIVED

JAN 25 1995

PLANNING DEPT.

EXHIBIT
 11-2-85

