



CITY OF
**West
Linn**

LAND USE PRE-APPLICATION CONFERENCE

Thursday, January 16, 2014

**City Hall
22500 Salamo Road**

Willamette Conference Room

1:30 pm Proposed lot partition at 1722 8th Avenue

Applicant: Matt Sprague, SFA Design Group

Subject Property Address: 1722 8th Ave

Neighborhood Assn: Willamette

Planner: Peter Spir

Project #: PA-14-01





CITY OF

West Linn

Planning & Development • 22500 Salamo Rd #1000 • West Linn, Oregon 97068
Telephone 503.656.4211 • Fax 503.656.4106 • westlinnoregon.gov

PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: <u>1-16-14</u>	TIME: <u>10:00am</u>	PROJECT #: <u>PA-14-01</u>
STAFF CONTACT: <u>Peter Spir</u>	<u>1:30 pm</u>	FEE: <u>1000-</u>

Pre-application conferences occur on the first and third Thursdays of each month. In order to be scheduled for a conference, this form including property owner's signature, the pre-application fee, and accompanying materials must be submitted at least 14 days in advance of the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): 1722 8th Avenue

Brief Description of Proposal: See Attached

Applicant's Name: Matt Sprague (SFA Design Group)

Mailing Address: 9020 SW Washington Sq. Rd. #505

Phone No: (503) 641-8311 Email Address: msprague@sfadg.com

Please attach additional materials relating to your proposal including a site plan on paper up to 11 x 17 inches in size depicting the following items:

- North arrow
- Scale
- Property dimensions
- Streets abutting the property
- Conceptual layout, design and/or building elevations
- Easements (access, utility, all others)
- Access to and from the site, if applicable
- Location of existing trees, highly recommend a tree survey
- Location of creeks and/or wetlands, highly recommend a wetland delineation
- Location of existing utilities (water, sewer, etc.)

Please list any questions or issues that you may have for city staff regarding your proposal:

See attached letter

By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

See attached
Property owner's signature

Property owner's mailing address (if different from above)





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Mailing Address: _____

Phone No: () _____ Email Address: _____

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Please list any questions or issues that you may have for city staff regarding your proposal:

By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

Kari Walthers
Property owner's signature

12/27/2013
Date

Property owner's mailing address (if different from above)



SFA Design Group, LLC

STRUCTURAL | CIVIL | LAND USE PLANNING | SURVEYING

December 30, 2013

City of West Linn
Planning Department

RE: Pre-Application Conference Request & Description for a "Partition" on Tax Lot 700 of Map 3 1E 2BB, City of West Linn.

Dear Peter & Staff:

SFA Design Group is representing a client who is considering a "partition" on the above described tax lot otherwise known as 1722 8th Avenue. The property is zoned R-10. In our research, we have found that at one time this property may have been consolidated into a single tax lot from two. I have attached the 1978 survey that was recorded for a partition of the site. This is important in that it may affect how the City reviews the request for a partition. If the applicant proposes to separate the properties that were consolidated is there a "lot confirmation" process that the City uses for these cases?

The applicant would like to explore 3 alternatives. The first is a "lot confirmation" process possibly in conjunction with a Property Line Adjustment. The second is a 2 lot partition of the property if a "lot confirmation" process is not available and the third is a 3 lot partition.

Within the submittal you will find an exhibit with various layouts. Layout #1 is based upon the 1978 survey and if a "lot confirmation" process is available, this would be completed and the covered deck removed. Depending on the applicant's desired final location of the rear lot line for the existing house, a property line adjustment application may be necessary.

Layouts #2 and #3 represent different sizes of the lots either via lot confirmation and PLA or by partition, whichever is required.

Layout #4 represents a 3 lot partition. The applicant would like to explore the likelihood of obtaining approval base upon the City's requirements for lot area and what can and cannot be counted within that area.

Also attached you will find an aerial photograph and utility maps from the City's GIS system. There appears to be water and sanitary service available to the site however there isn't a clear picture on storm drainage. What options are available to the applicant to address the construction of improvements or a new structure?

Finally, the applicant is also considering adding a garage to the existing house. It may be attached or detached based upon final design and the exhibits show one concept of how it

could be done. On top of the new garage, the applicant is interested in construction of an Accessory Dwelling Unit. Please be prepared to discuss the requirements for approval of an ADU.

Should you have any questions regarding this information prior to the pre-application conference, please contact me at our office.

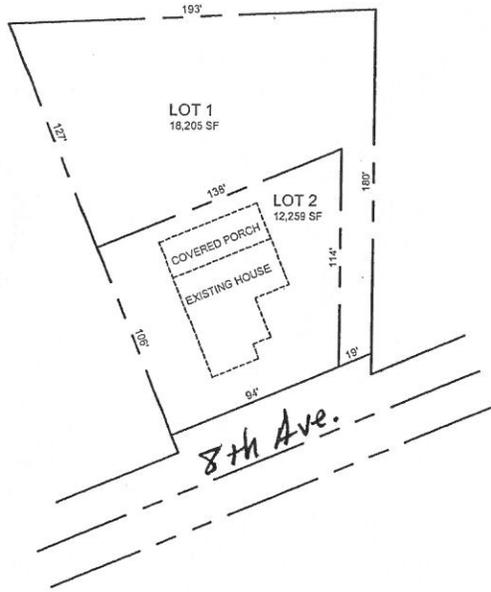
Sincerely,
SFA Design Group, LLC



Matthew L. Sprague
Principal

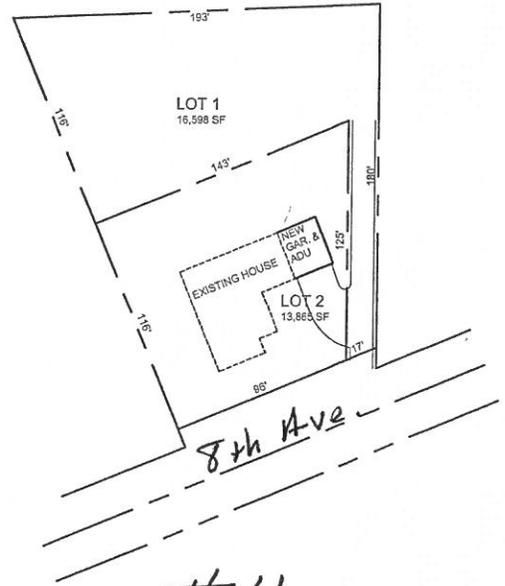
#1

LAYOUT PER 1978 RECORDED SURVEY
1722 8TH AVENUE



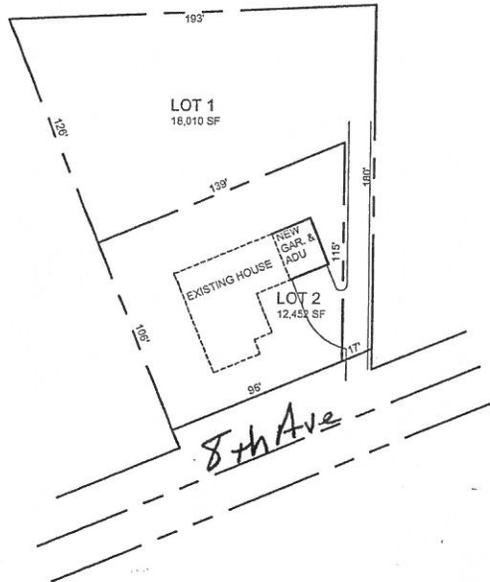
#2

2 LOT PARTITION WITH NEW GARAGE & ADU
1722 8TH AVENUE
40 FOOT REAR YARD FOR LOT 2



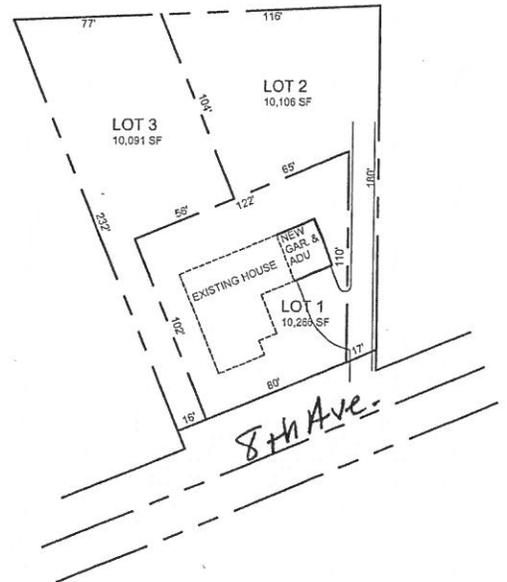
#3

2 LOT PARTITION WITH NEW GARAGE & ADU
1722 8TH AVENUE
30 FOOT REAR YARD FOR LOT 2



#4

3 LOT PARTITION WITH NEW GARAGE & ADU
1722 8TH AVENUE

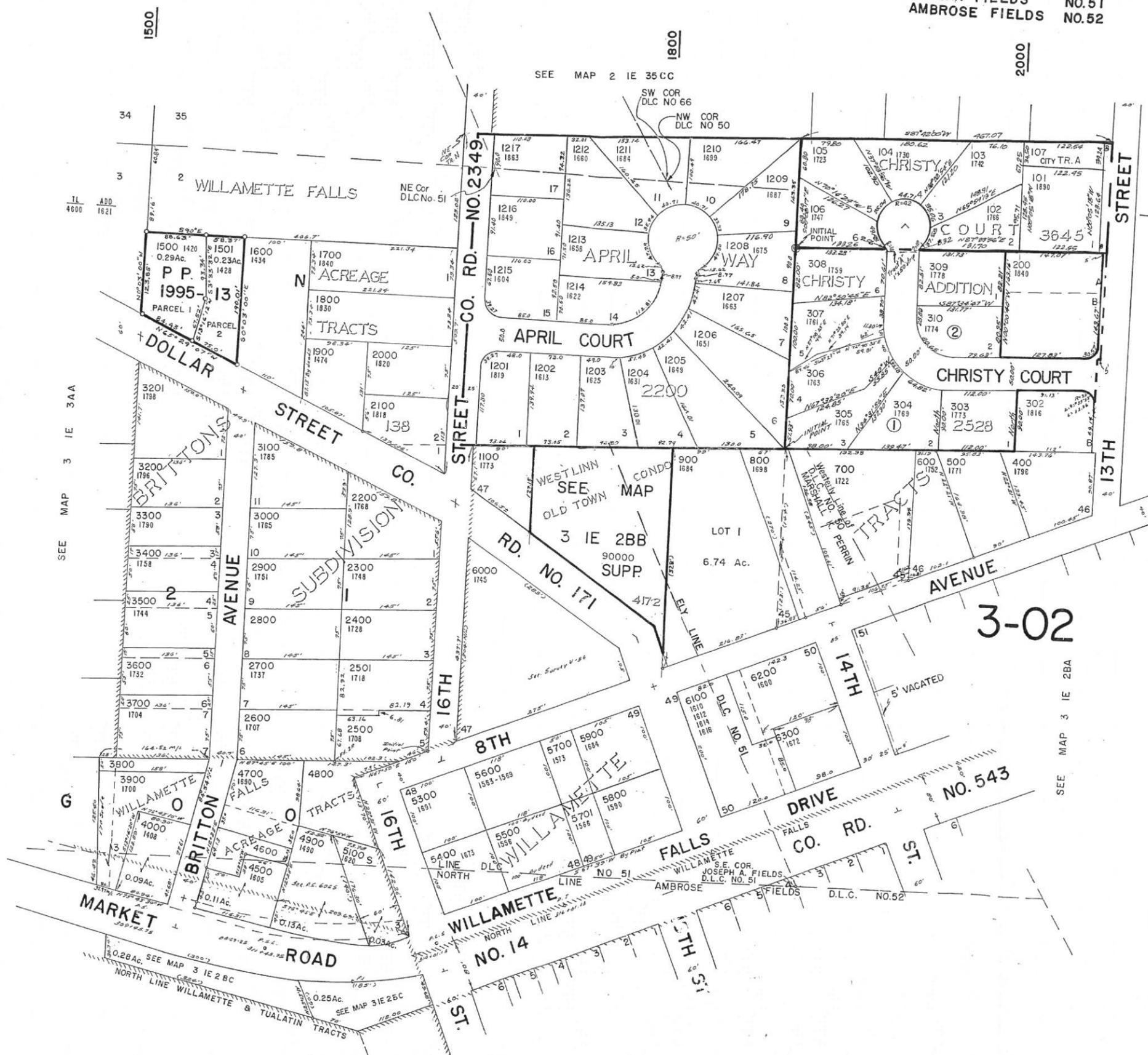


This map was prepared for assessment purpose only.

NW1/4 NW1/4 SEC. 2 T.3S. R.1E. W.M.
CLACKAMAS COUNTY
1"=100'

D.L.C.
MARSHALL PERRIN NO.50,66
JOSEPH FIELDS NO.51
AMBROSE FIELDS NO.52

3 IE 2BB
WEST LINN



SEE MAP 2 IE 35 CC
SEE MAP 3 IE 3AA

CANCELLED TL'S
4100
4200
4300
4400
5000
5200
1200
301
702
1300
1400
1401
201
202
305
4601
701
1000

SEE MAP 2 IE 35C

25000

SEE MAP 3 IE 28A

25200

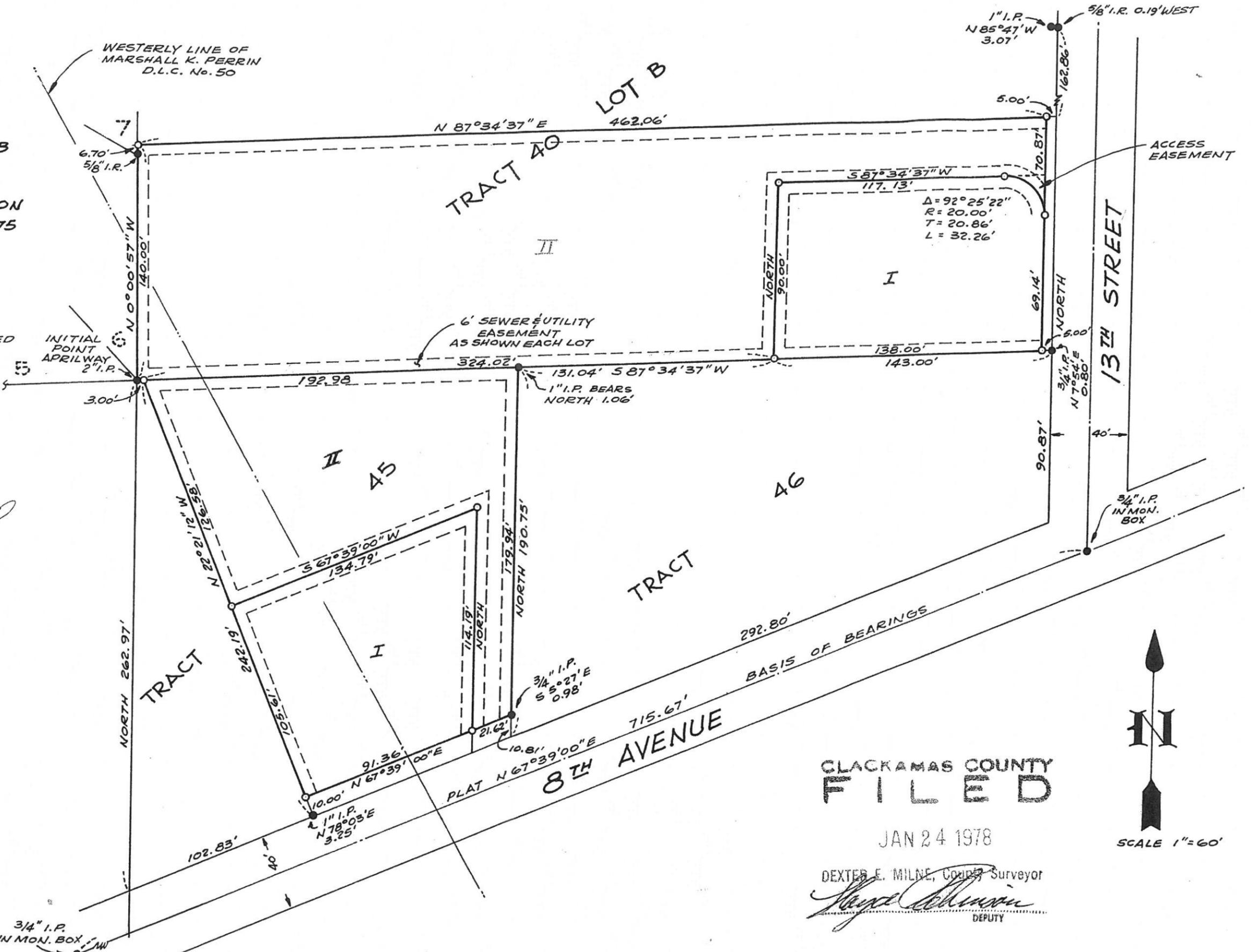
SEE MAP 3 IE 28C

3 IE 2BB

BOOK 27

SURVEY FOR D. SIMENSON
 PORTION IN D.L.C. No. 50
 IN "WILLAMETTE TRACTS,
 TRACT 45 & TRACT 40 LOT B
 LOCATED IN NW 1/4, NW 1/4, SEC 2,
 T3S, R1E, W.M.
 CLACKAMAS COUNTY, OREGON
 DECEMBER 1977 075

○ = 5/8" X 30" IRON ROD SET
 ● = MONUMENT FOUND AS NOTED



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Frederick M. Gaylord

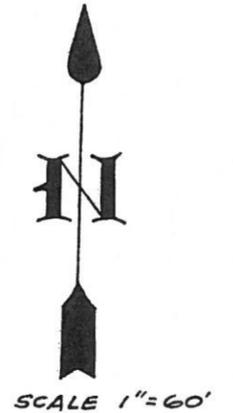
OREGON
 JULY 17, 1970
 FREDERICK M. GAYLORD
 929

GAYLORD LAND SURVEYING
 15000 Linden Lane
 Milwaukie, Oregon 97222
 Ph: 654-1492

CLACKAMAS COUNTY
 FILED

JAN 24 1978

DEXTER E. MILNE, County Surveyor
Dexter E. Milne
 DEPUTY



PS-15451