



LAND USE PRE-APPLICATION CONFERENCE

Thursday, March 6, 2014

City Hall
22500 Salamo Road

Willamette Conference Room

11:00 am Proposed minor partition

Applicant: Dale and Sherry Fortuna

Subject Property Address: 3340 Arbor Drive

Neighborhood Assn: Robinwood

Planner: Tom Soppe

Project #: PA-14-11





PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: <u>3/6/14</u>	TIME: <u>11 AM</u>	PROJECT #: <u>PA-14-11</u>
STAFF CONTACT: <u>PETER</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): 3340 ARBOR DR - WEST LINN

Brief Description of Proposal: PARTITION - MINOR

Applicant's Name: DALE + SHERRY FORTUNA
 Mailing Address: 3360 ARBOR DR WESTLINN
 Phone No: 5031699.6648 Email Address: dalefortuna@comcast.net

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
- Access to and from the site, if applicable
- General location of existing trees
- Location of creeks and/or wetlands
- Location of existing utilities (water, sewer, etc.)
- Easements (access, utility, all others)

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.

Sherry Fortuna (Signature) _____ 2-17-14 _____
 Property owner's signature Date

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

20th
PORTLAND AVE

Possible partition of 3340 Arbor Drive. (Feb. 10, 2014)



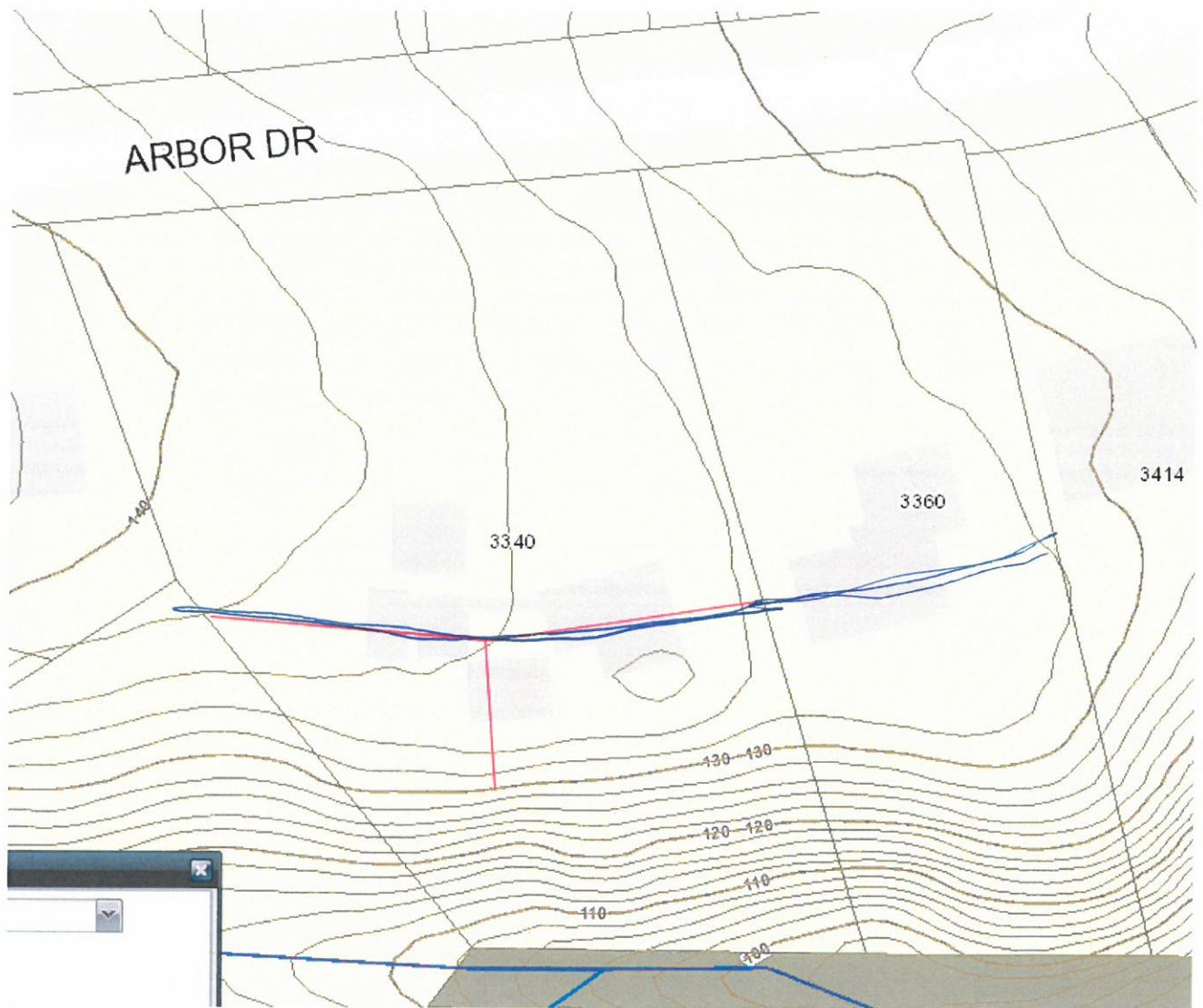
Infrared image of property

ZONING - R-10 / 10,000 ϕ MIN. LOT SIZE
50' AVERAGE MIN. WIDTH

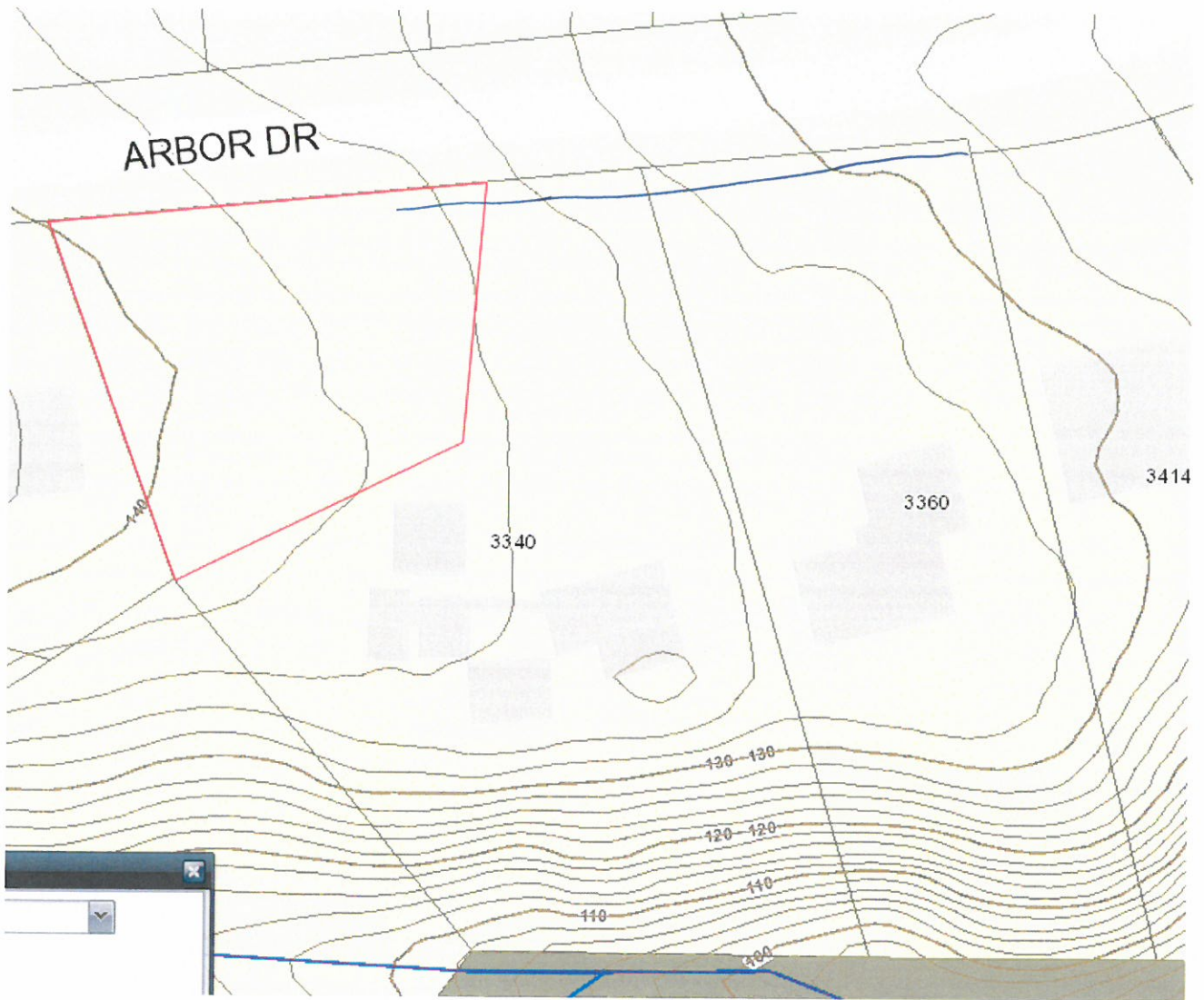
~~55-75~~
57-65



2011 Aerial



Red line shows the northern edge of the Water Resource Area which extends 50 feet from top of the bank. No construction permitted in the WRA unless it is a vertical or lateral (max. 25 feet) addition to an existing structure.



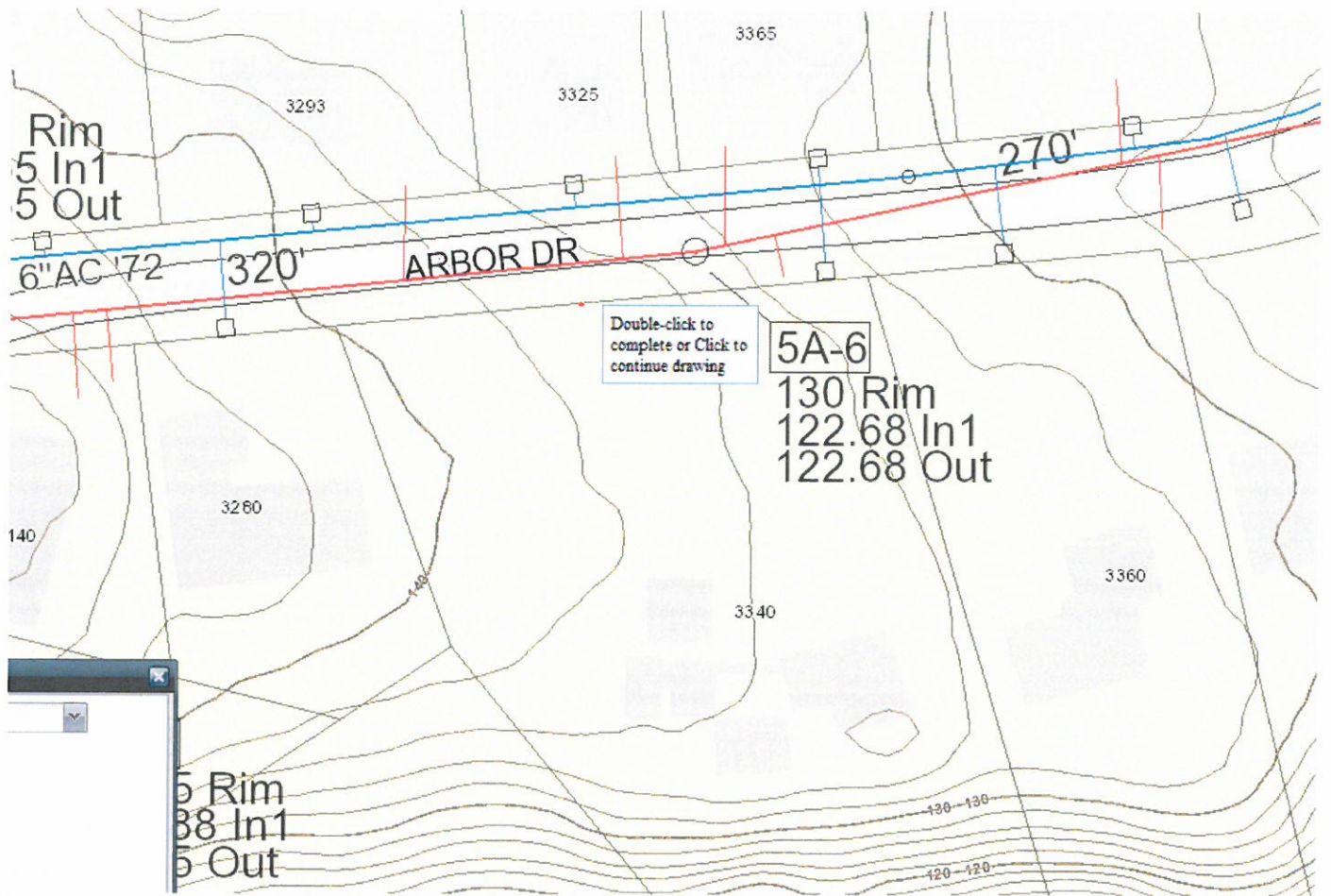
Possible partition of 3340 Arbor Drive, assuming the house is retained. Anticipate a five foot ROW dedication requirement.



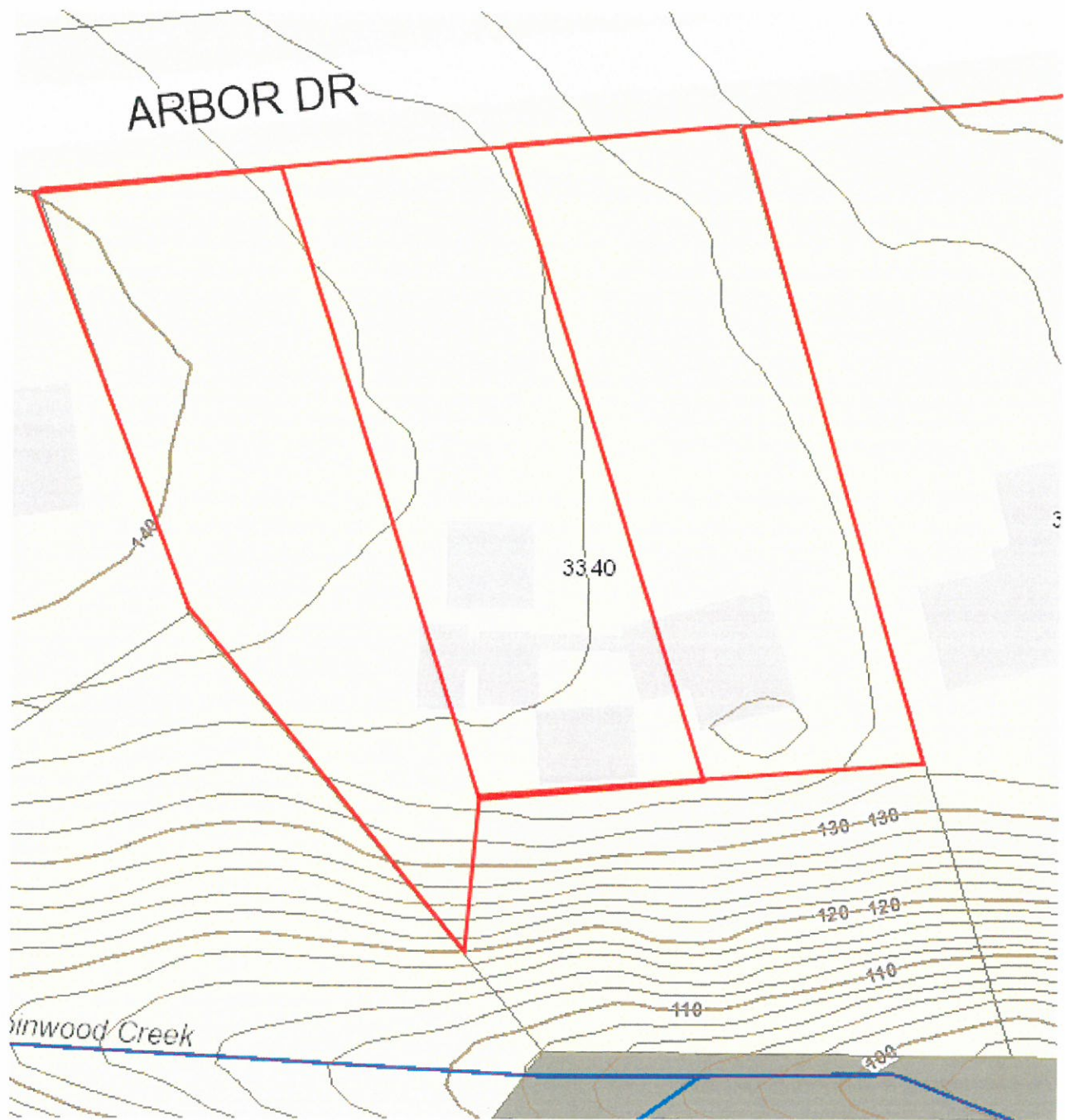
Looking east on Arbor Drive. You may be required to match this paved width for frontage of property being partitioned.



Looking west on Arbor Drive. Retention of up to 20% of property for protection of significant trees is required.



Utilities. Red is sewer. The sewer line is 7.5 feet below the manhole elevation so that looks good. The blue/water line is a 6".



Possible partition if house is not retained: three lots.

SUBMITTAL

IMPROVEMENTS

1000.00
800.00
1500.00

5300.00
+ 2900.00 VARIANCE

Process:

The applicant shall assemble the material required in submittal requirements and prepare complete responses to the approval criteria of CDC chapter 85 for the minor partition. If the applicant wishes to seek waivers of submittal requirements they should do so as soon as possible. Waivers are discussed in 85.190. Submit a completed application form and a minor partition deposit fee of \$2,800 plus a final plat fee of \$1,500. If additional new driveways are proposed, a Class II Variance would be required in order to be excused from the TSP driveway separation standards. CDC Chapter 75: Variances offers the applicable submittal and approval criteria. The fee is \$2,900 for a Class II Variance. If a Class II Variance is required, then it requires a Planning Commission hearing. If no variance is required and it is just a minor partition, then it is a Planning Director's decision. Typical minor partitions take 6-10 months from beginning to end; longer, if off-site infrastructure is required, like street improvements.

The City has 30 days to determine the completeness of the application. Usually, applications are found to be incomplete. Once the application is finally declared complete by City staff, public notice will be mailed to property owners within a 500 foot radius of the site perimeter at least 20 days prior to the Planning Director's decision being rendered. Both the Planning Director's and Planning Commission's decisions (whichever is applicable) may be appealed by persons with standing to the City Council who will convene a public hearing. The City has 120 days from the date of determination of completeness to exhaust all local reviews, including any City Council appeal hearings. Appeals of City Council decisions are heard by the Land Use Board of Appeals.

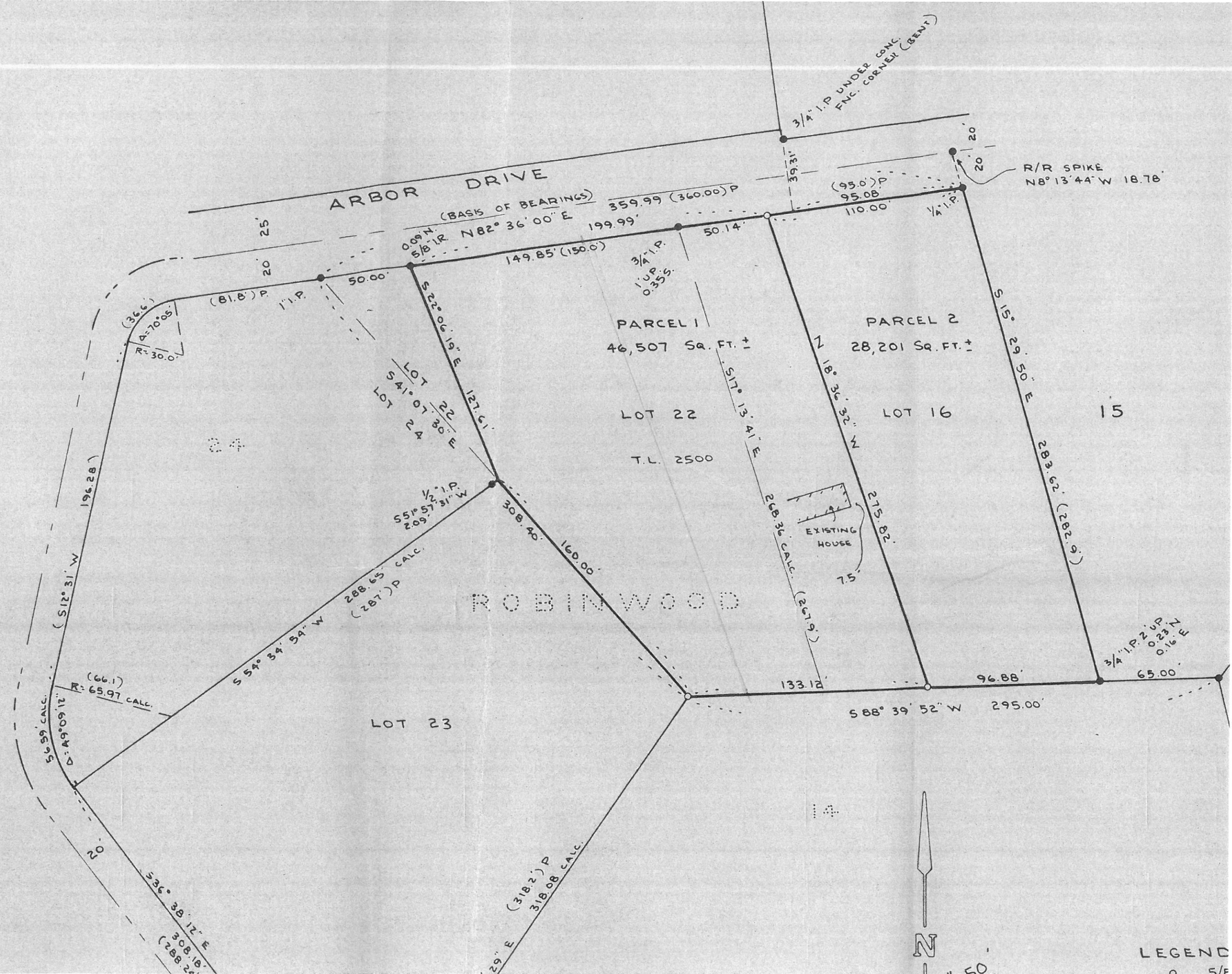
DISCLAIMER: This summary discussion covers issues identified to date. It does not imply that these are the only issues. The burden of proof is on the applicant to demonstrate that all approval criteria have been met. These notes do not constitute an endorsement of the proposed application. Staff responses are based on limited material presented at the pre-application meeting. New issues, requirements, etc. could emerge as the application is developed. Thus, there is no "shelf life" for pre-apps.

General-2013 letters-possible partition arbor drive

PARTITION COST
OF SURVEYING/ENGINEER
FIRM NEED TO BE
FACTORED IN PLUS
COST OF ANY INFRASTRUCTURE
IMPROVEMENTS

PRE-APPLICATION
CONFERENCES COST \$1,000.
PROBABLE STREET, UTILITY ETC
IMPROVEMENTS EXPLAINED AT
THAT TIME. PRE-APPS HELD
ON FIRST/THIRD THURSDAY OF
EACH MONTH. APPLY 2 WKS
AHEAD.





ARBOR DRIVE

(BASIS OF BEARINGS)

359.99 (360.00) P

5/8" I.P. N82°36'00" E

199.99'

50.14'

(95.0) P
95.08'

110.00'

R/R SPIKE
N8°13'44"W 18.78'

PARCEL 1

46,507 Sq. Ft. ±

PARCEL 2

28,201 Sq. Ft. ±

LOT 22

T.L. 2500

LOT 16

15

1/2" I.P.
S51°57'31" W
209.57' CALC.

288.65' CALC.
(287.1) P

308.40'
160.00'

ROBIN WOOD

EXISTING HOUSE

75'

268.36' CALC.
(267.9) P

133.12'

96.88'

S88°39'52" W 295.00'

3/4" I.P. 2 UP
0.23' N
0.16' E

LOT 23

(66.1)
R: 65.97' CALC.

S66°59' CALC.
D: 49°09' 12"

(S12°31' W
196.28')

S54°34'34" W

LOT 22
LOT 24

S22°06'19" E 127.61'

3/4" I.P.
0.355'

149.85' (150.0)

(81.8) P

25'

(36.6)
A: 70°05'
R: 30.0'



LEGEND

0 5/E