



LAND USE PRE-APPLICATION CONFERENCE

Thursday, March 20, 2014

City Hall
22500 Salamo Road

Willamette Conference Room

11:00 am Proposed 34-lot subdivision as previously approved in 2006.

Applicant: Andrew Tull, 3J Consulting / Pahlisch Homes

Subject Property Address: 2s1e34a, tax lots 600, 690, and 700

Neighborhood Assn: Willamette

Planner: Peter Spir

Project #: PA-14-16





PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION

CONFERENCE DATE:	3-20-14	TIME:	11:00am	PROJECT #:	PA-14-16
STAFF CONTACT:	Peter Spier	FEE:	1000-		

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): 2s1e34a, taxlots 600, 690, and 700

Brief Description of Proposal: Applicant is proposing a subdivision through the City's Planned Residential Development Process. Three layouts have been attached hereto, one showing the originally approved layout and two variations on the original layout.

Applicant's Name: Andrew Tull, 3J Consulting, Inc

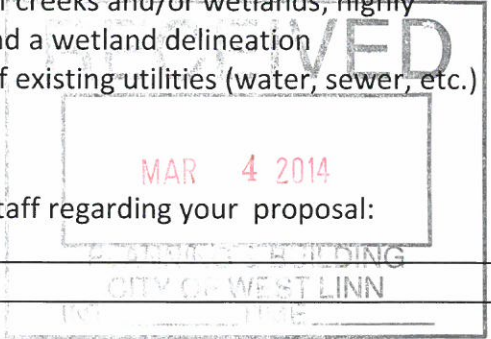
Mailing Address: 5075 SW Griffith #150 Beaverton, Or 97005

Phone No: 503-545-1907 Email Address: Andrew.tull@3j-consulting.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.



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

Property owner's signature
To be submitted by pre-app date

Date

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



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See Attached.

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

Andrew L. Tull _____ 3-8-14
Property owner's signature Date

21929 SOUTH CLEAR CREEK ROAD ESTACADA, OR
Property owner's mailing address (if different from above) 97023

Nomie, John

From: Andrew Tull <andrew.tull@3j-consulting.com>
Sent: Friday, March 14, 2014 9:10 AM
To: Nomie, John
Subject: FW: Tamarisk preapplication signed by property owner
Attachments: 1444_001.pdf

Hello John,

Attached is a signed pre-application conference form for the Tamarisk pre-app.

Thanks,

Andrew Tull
3J Consulting, Inc.
PH: (503) 545-1907

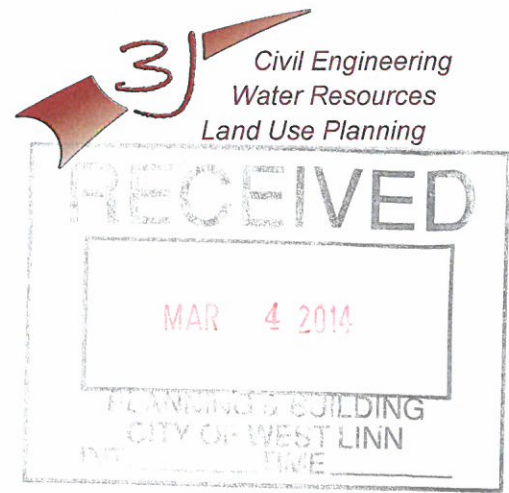
From: Dennis Pahlisch [<mailto:dennisp@pahlischhomes.com>]
Sent: Sunday, March 9, 2014 12:44 PM
To: Andrew Tull; John Howorth; Dennis Pahlisch
Subject: Tamarisk preapplication signed by property owner

Dennis Pahlisch
Owner, President

Pahlisch Homes, Inc.
63088 NE 18th Street • Suite 100
Bend Oregon 97701

O 541 385 6762 x 113
F 541 385 6742
www.PahlischHomes.com

From: scans
Sent: Sunday, March 09, 2014 12:46 PM
To: Dennis Pahlisch
Subject: Attached Image



March 3, 2014

City of West Linn
C/O Mr. Peter Spir
Associate Planner
22500 Salamo Road
West Linn, OR 97068

**Tamarisk Subdivision
West Linn, OR**

Dear Peter,

3J Consulting, Inc. acts on behalf of Pahlisch Homes regarding a property located near the southern end of Tamarisk Drive, adjacent to highway I-205. The 15 acre site consists of taxlot numbers 2s1e34a, taxlots 600, 690, and 700. This letter and the attachments hereto have been submitted in order to request a Pre-Application Conference to discuss the submittal requirements for the subdivision of the subject property.

The property is located entirely within the City of West Linn and it is zoned R-15. The subdivision of the site was previously approved by the City, in 2006 under file numbers: SUB 05-06/MISC 05-06/ZC-05-09/VAR-05-10.

The Applicant is considering a variety of options for the development of the site. First among these options would be to resubmit the previously approved site plan. If this plan were submitted, what concerns would staff have about the layout or lot configuration? Have any significant changes to the City's codes been processed which would prevent or alter the proposed design for either the lot or road configurations?

The second option under the Applicant's consideration would be to arrange for the design of a new layout for the site. Two conceptual layouts have been attached to this email showing a slightly modified PUD plan. The road networks within each layout have been adjusted to provide larger lots without increasing the overall density. We would welcome staff's preliminary thoughts on the two conceptual variations to the original plan.

In both instances, the Applicant would like Staff's comments regarding staff's willingness to approve a site plan that avoids the crossing of the central wetland corridor in favor of a crossing in a more disturbed portion of the wetland, to the north. The Applicant has indicated that access may be possible from the adjoining Burke property. The potential off-site crossing brings about a number of questions:

- Would staff and the City's engineering staff support an alternative access route to avoid the wetland crossings?
- Would staff support the variances necessary to approve the required exceptions to the City's cul-de-sac standards?
- If staff were to support an off-site crossing location, how would the crossing be treated within the land use application?
- Would staff permit the extension of a public street via easement?
- Would the neighboring properties need to be included within the land use applications?

Attached hereto are a series of preliminary site plans, the City's fee for a Pre-Application conference, and the City's Pre-Application Conference request form. We thank you for your consideration of these

questions. Please feel free to give me a call if you have any questions or need any additional clarification.

Sincerely,



Andrew Tull
Senior Planner
3J Consulting, Inc.

copy: Mr. Dennis Pahlisch
File

Attch: Fee for Pre-App
Pre-App Request Form
Preliminary Land Division Plan





SITE STATISTICS	
Size:	15.6 Acres
Jurisdiction:	City of West Linn
Address:	1200 Tamarisk Drive
Site:	21E34DC 600/900/990/1001
Dimensional Requirements:	
Zoning:	R-15
Minimum Lot Size:	15,000 SF
Setbacks:	
Front:	20'
Side:	7.5'
Street Side:	15'
Rear:	20'

SITE NOTE

Site map has been prepared using data from existing tax maps and Metro's RLIS GIS Data. This map has been prepared for illustrative purposes only. All boundary and dimensional information should be verified by a professional land surveyor.

1 inch = 200 FEET

0 200

MAR 4 2014

PLANNING BUILDING
CITY OF WEST LINN

INT. _____ TIME _____

3

Tamarisk Subdivision - Option 1
 Preliminary Planned Unit Development Concept

January 2014



SITE STATISTICS	
Size:	15.6 Acres
Jurisdiction:	City of West Linn
Address:	1200 Tamarisk Drive
Site:	21E34DC 600/900/990/1001
Dimensional Requirements:	
Zoning:	R-15
Minimum Lot Size:	15,000 SF
Setbacks:	
Front:	20'
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