



CITY OF
**West
Linn**

LAND USE PRE-APPLICATION CONFERENCE

Thursday, April 17, 2014

**City Hall
22500 Salamo Road**

Willamette Conference Room

10:00 am Proposed 34-lot residential subdivision

Applicant: Andrew Tull, 3J Consulting

Subject Property Address: 18000 Upper Midhill Drive

Neighborhood Assn: Robinwood and Skyline Ridge

Planner: Peter Spir

Project #: PA-14-21





PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: 4-17-14	TIME: 10:00am	PROJECT #: PA-14-21
STAFF CONTACT: Peter Spiv		FEE: \$1,000-

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): 1800 Upper Mid Hill Drive

Brief Description of Proposal: Applicant proposes a 34 lot residential subdivision.

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

Mailing Address: 5075 SW Griffith Suite 150, Beaverton, Oregon 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.)

** Need owner's signature prior to pre-app conf.*

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.

Property owner's signature _____ Date _____

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



March 26, 2014

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

**Reeseman Property - Subdivision
West Linn, OR**

Dear Peter,

3J Consulting, Inc. acts on behalf of Lennar Northwest, Inc. regarding a property located at 18000 Upper Midhill Drive (taxlot number 2s1e14ca 00200). 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 is zoned R-4.5. The site is approximately 6.1 acres in size and was recently the subject of a pre-application conference for a memory care facility. Previously, the site was approved for a townhome styled subdivision.

The Applicant is considering a series of development options for the property. The option that has been presented as the focus of this application is a residential subdivision which would create 34 residential lots and a tract for stormwater management. The plan has been specifically designed to create longer lots along the perimeter of the subdivision and longer lots within the interior of the plan to allow for the preservation of potentially significant trees along the boundary of the site and within the central grove.

The following list of questions has been provided for staff's consideration:

1. Please confirm any required dedications or frontage improvements which may be required for the extension of Hillside Drive.
2. Please confirm that the City would permit the realignment of Upper Mid Hill Drive through the subdivision process. We believe that the subdivision would be an appropriate mechanism to effectively realign the roadway, avoiding the need for a vacation.
3. Please confirm that the City has sufficient utility service and capacity to handle the proposed use of the site.
4. What specialist reports or studies will be required in support of the land division application?
5. Please confirm whether or not any significant trees appear to be present on the property and indicate the location of any significant trees which would require further consideration.
6. Could you please provide us with any other pertinent information regarding the proposed land division?

Attached hereto is a preliminary site plan, 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
Principal Planner
3J Consulting, Inc.

copy: Mr. Mike Loomis, Lennar Northwest, Inc.
Mr. John Wyland, JT Smith Companies
File

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





SITE STATISTICS

Properties: 21E14CA 00200
 Address: Upper Midhill Drive
 Jurisdiction: City of West Linn
 Zoning: R-4.5

Dimensional Requirements:
 Minimum Lot Size: 4,500 SF
 Setbacks:
 Front: 20'
 Side: 5'
 Rear: 20'
 Corner: 15'
 Max. Height: 35'

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.

