



CITY OF  
**West  
Linn**

## LAND USE PRE-APPLICATION CONFERENCE

Thursday, February 5, 2015

City Hall  
22500 Salamo Road

**Willamette** Conference Room

10:00 am Proposed 6-lot subdivision.

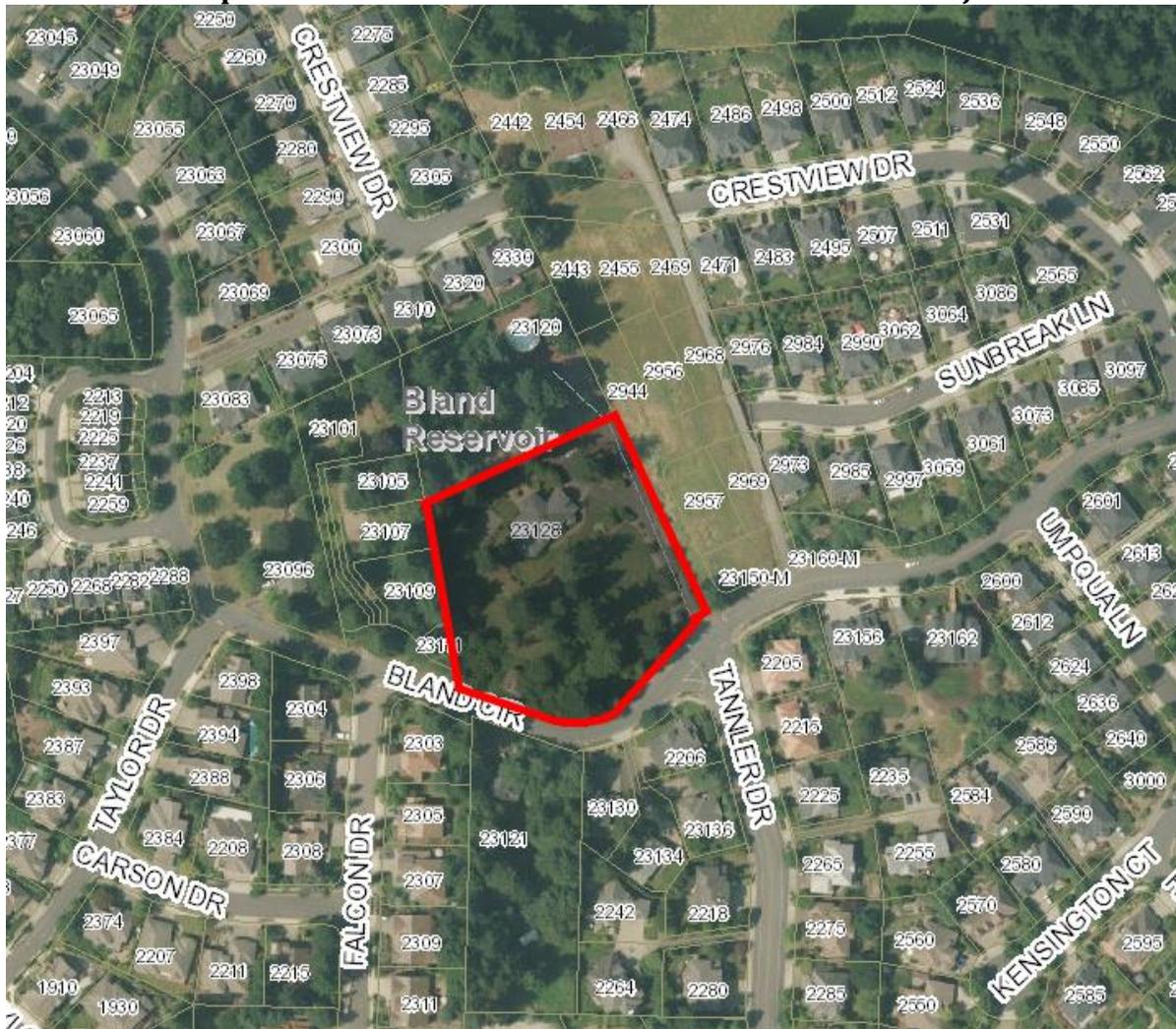
Applicant: Ryan Zygar and 3J Consuling, Andrew Tull

Subject Property Address: 23128 Bland Circle

Neighborhood Assn: Savanna Oaks and Willamette

Planner: Peter Spir

Project #: PA-15-04





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>2/5/15</u>    | TIME: <u>10AM</u> | PROJECT #: <u>PA-15-04</u> |
| STAFF CONTACT: <u>PETER SPIR</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): 23128 Bland Circle

Brief Description of Proposal: Applicant proposes to subdivide the property, consistent with the provisions of the R-7 zoning district.

Applicant's Name: Ryan Zygar

Mailing Address: 931 SW King Avenue, Portland, OR 97205

Phone No: (360)798-4838

Email Address: \_\_\_\_\_

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:

Please 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

12/11/14  
Date

23128 Bland Circle, West Linn, OR 97068

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



December 5, 2014

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

**Coppedge Property  
Subdivision  
West Linn, OR**

Dear Peter,

3J Consulting, Inc. acts on behalf of Tamarack Development Corporation regarding a property located at 23128 Bland Circle (Tax lot number 2S1E35B 00500). 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 was recently annexed into the City of West Linn and was assigned a zoning designation of R-7. The site is approximately 2.11 acres in size. The site appears to be free from wetlands and streams. The site is bordered to the north, east, and west by R-7 subdivisions with existing single family homes.

The Applicant is proposing to create six lots on the property, which will allow for the retention of the existing house and the construction of five new single family homes. The Applicant will achieve this outcome through the preparation of an application for subdivision of the property. Access to the proposed lots will be from a single new access drive which will take access from Tannler Drive.

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 along Bland Circle.
2. Please confirm the City's preferred road design details for improvements to Bland Circle.
3. Please confirm the City's preferred level of detail for improvements to Bland Circle during the land use entitlement phase of the project. The Applicant is specifically seeking to reduce the number of design iterations for Bland until the construction documentation phase of the project.
4. Regarding access to the development, please confirm whether the proposed access, road layout, and turn-a-round locations and dimensions will be acceptable to the City.
5. What specialist reports or studies will be required in support of the Land Use Applications? Geotechnical Report, Traffic Study, Arborist Report?
6. 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 mapping and further investigations.
7. Please advise as to whether the City has any pending or planned code updates which may affect an application to subdivide the property.

8. 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,

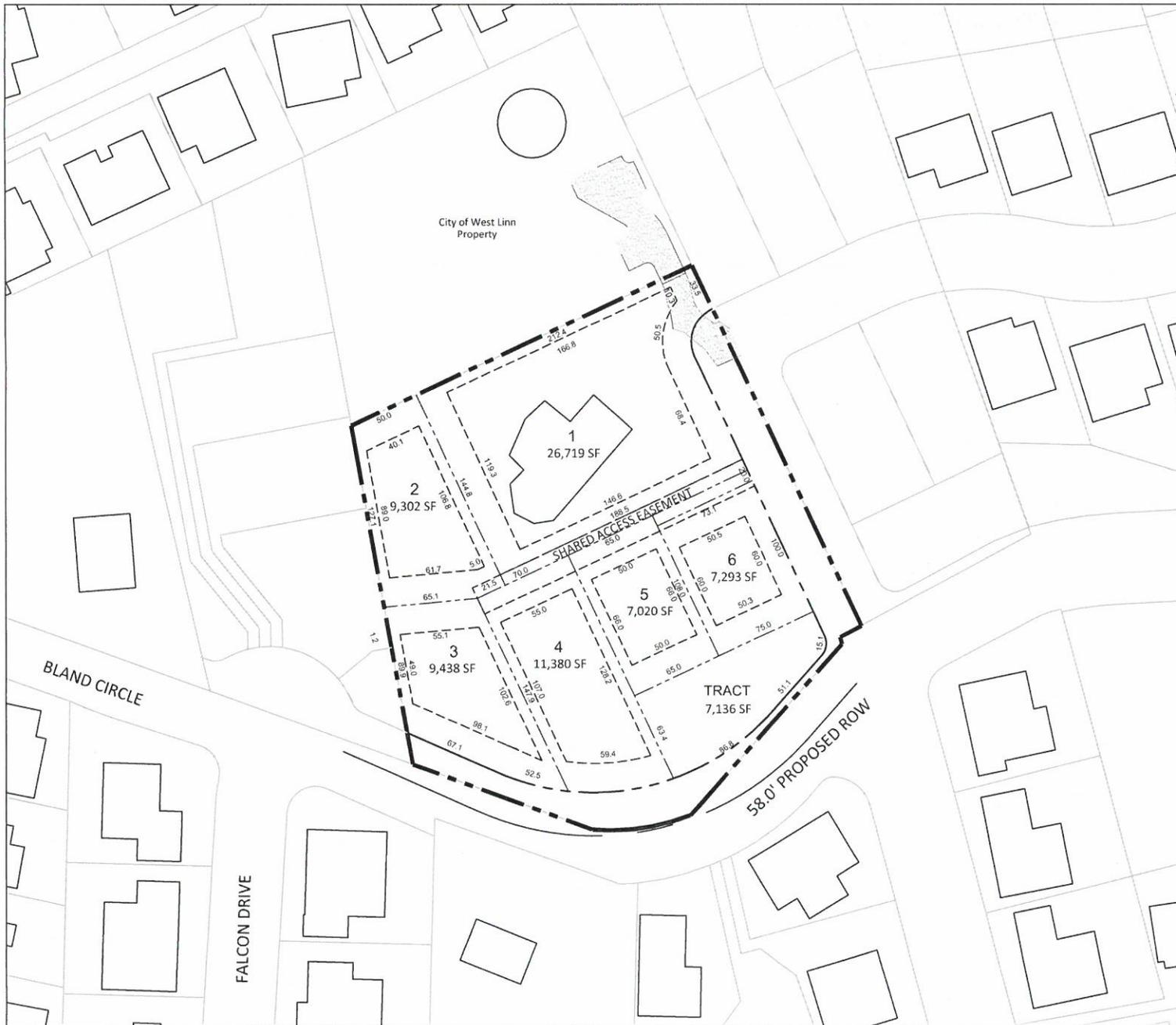


Andrew Tull  
Principal Planner  
3J Consulting, Inc.

copy: Mr. Ryan Zygar, Tamarack Development Corp.  
Mr. Brian Feeney, 3J Consulting, Inc.

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





| SITE STATISTICS           |                       |
|---------------------------|-----------------------|
| Gross acres:              | 2.11                  |
| ROW Dedication:           | 0.27 acres            |
| Net acres:                | 1.84                  |
| Jurisdiction:             | Clackamas County      |
| Address:                  | 23128 Bland Circle    |
| Site:                     | 2S1E35B 00500         |
| Dimensional Requirements: |                       |
| Zoning:                   | Assumed West Linn R-7 |
| Minimum Lot Size:         | 7,000 SF              |
| Setbacks:                 |                       |
| Front:                    | 20'                   |
| Side:                     | 7.5'                  |
| Street Side:              | 15'                   |
| Rear:                     | 20'                   |

**SITE NOTE**

Site map has been prepared using data from multiple sources including Aerial Photos, Portland Metro's GIS Data, and taxmap information. This map has been prepared for illustrative purposes only. All boundary and dimensional information should be verified by a professional land surveyor.

