



CITY OF
**West
Linn**

LAND USE PRE-APPLICATION CONFERENCE

Thursday, March 21, 2013

City Hall
22500 Salamo Road

Willamette Conference Room

11:00 am Applicant proposes a land division to create eleven lots and a tract for stormwater management. Lots will be created through the subdivision process.

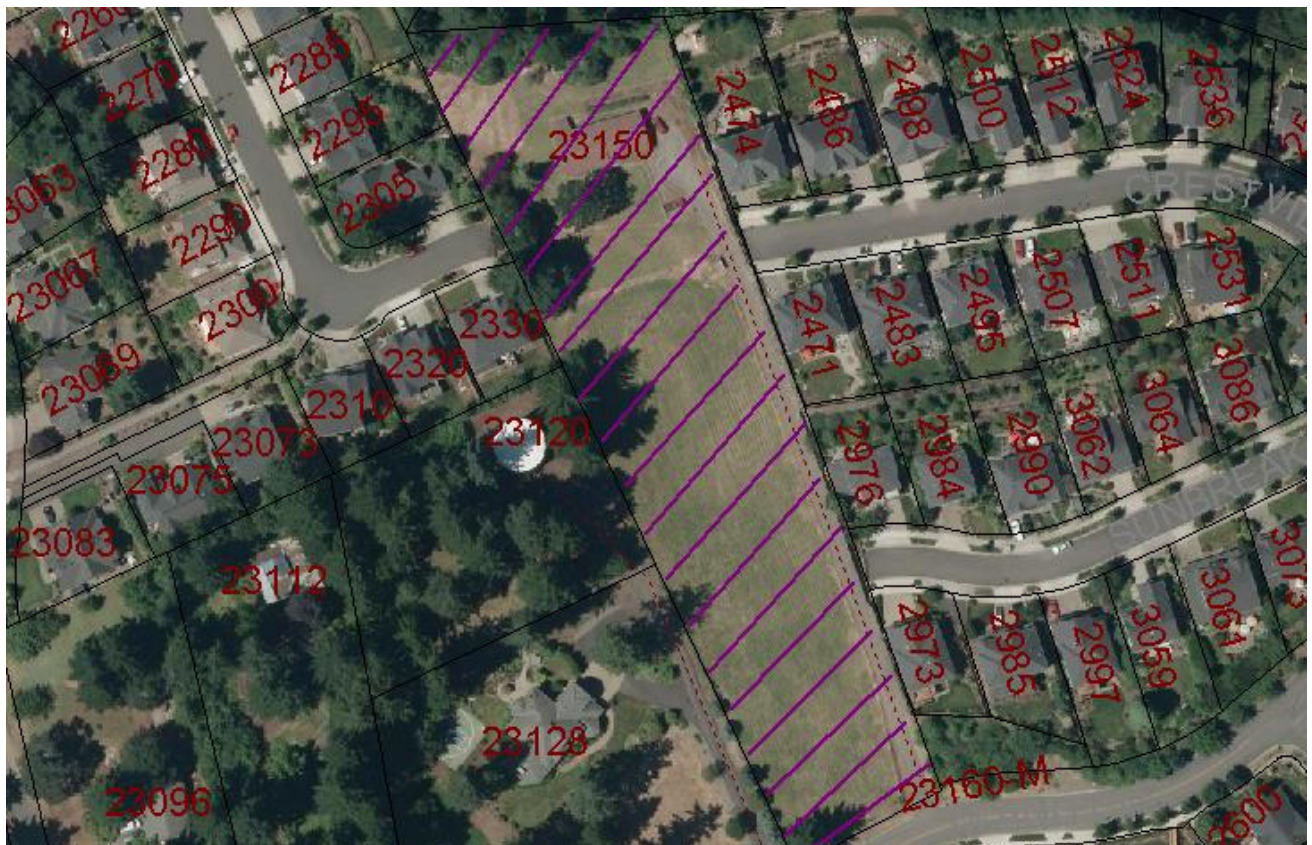
Applicant: JT Smith Companies/John Wyland

Subject Property Address: 23150 Bland Cir

Neighborhood Assn: Savanna Oaks and Willamette

Planner: Peter Spir

Project #: PA-13-06





PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: 3/21/13	TIME: 11AM	PROJECT #: PA 13-06
STAFF CONTACT: PETER SPIR		FEE: 1000 ⁰⁰

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): 23150 Bland Circle (2s1e35a 01300)

Brief Description of Proposal: Applicant proposes a land division to create ^{seven} twelve lots and a tract for stormwater management. Applicant intends to create the proposed lots through the City's subdivision process.

Applicant's Name: John Wyland, JT Smith Companies

Mailing Address: 5285 Meadows Road, Suite 171 Lake Oswego, OR 97035

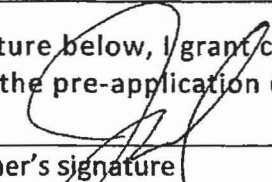
Phone No: (503) 209-7555 Email Address: jwyland@stsmithco.com

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
- 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:
Please see the attached plans and 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 2/22/13

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



February 22, 2013

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

**Sunbreak Subdivision
West Linn, OR**

Dear Peter,

3J Consulting, Inc. acts on behalf of JT Smith Companies regarding a property located at 23150 Bland Circle (Taxlot number 2s1e35a 01300). This letter and the attachments hereto have been submitted in order to request a Pre-Application Conference to discuss the submittal requirements for a proposed subdivision for the subject property.

The property is located entirely within the City of West Linn and it is zoned R-7. The site is approximately 2.8 acres in size. The site appears to be free from wetlands and waterways but does have a handful of existing landscape trees, some of which may be considered to be significant. The trees on the site include a mixture of conifers and deciduous ornamentals.

The site is bordered to the east, south, and west by existing R-7 subdivisions. The site is bordered to the north, and to the southwest by unincorporated properties. The site is essentially an undeveloped linear wedge between two completed subdivisions. Upon the development of the site, new connections to Bland Circle and through street connections for Crestview Drive and Sunbreak Lane will be provided.

The Applicant is proposing to create eleven new lots on the property and a tract for stormwater management which will allow for the construction of eleven new single family homes. The Applicant intends to divide the land through the City's Subdivision process. The Applicant intends to avoid the need for any variances or adjustments to the City's code by meeting the dimensional requirements of the underlying zoning district.

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

1. Please confirm any required dedications or frontage improvements along Bland Circle?
2. What specialist reports or studies will be required in support of the Applications? Geotechnical Report, Traffic Study, Arborist Report?
3. Please advise as to whether a neighborhood meeting will be required for the proposed land division. If so, with which neighborhood associations?
4. Please confirm the preferred width and road section designs which will be required for the new extensions of Sunbreak and Crestview Lanes?
5. Please describe whether or not a formal stormwater management system will be required for impervious areas associated with Sunbreak Lane or Crestview?
6. Please describe the potential effects of any severely sloped lands on density calculations or lot dimensions?

7. Could you please provide us with any other pertinent information regarding the proposed land division?

Attached hereto is a preliminary subdivision plan for the property, 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 contact us directly should you have any questions or need any additional clarification.

Sincerely,



Andrew Tull
Senior Planner
3J Consulting, Inc.

copy: Mr. Jeff Smith
Mr. John Wyland
Mr. Brian Feeney
File

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



SITE STATISTICS

Site: 23150 Bland Circle
 Taxlot: 2s1e35a 01300
 Size: 2.8 Acres
 Jurisdiction: City of West Linn

Dimensional Requirements:

Zoning: R-7
 Maximum Density: 12 Units
 Minimum Lot Size: 7,000 SF
 Setbacks:
 Front: 20'
 Side: 7.5'
 Rear: 20'
 Street Side: 15'
 Max. Height: 35'

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.



1" = 100' @ 8.5"x11"



SUNBREAK SUBDIVISION

A JT Smith Development

February 2013