



CITY OF
**West
Linn**

LAND USE PRE-APPLICATION CONFERENCE

Thursday, April 4, 2013

**City Hall
22500 Salamo Road**

Willamette Conference Room

9:00 am Applicant proposes a subdivision application to create 9 lots for single family detached homes and a tract for stormwater management.

Applicant: John Wyland, JT Smith Companies

Subject Property Address: 22882 Weatherhill Rd.

Neighborhood Assn: Savanna Oaks and Willamette

Planner: Peter Spir

Project #: PA-13-09





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>4-4-13</u>	TIME: <u>9 AM</u>	PROJECT #: <u>PA-13-09</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): 22882 Weatherhill Road (2s1e35b 00301)

Brief Description of Proposal: Applicant proposes a subdivision application to create 9 lots for single family detached homes and a tract for stormwater management.

Applicant's Name: John Wyland, JT Smith Companies

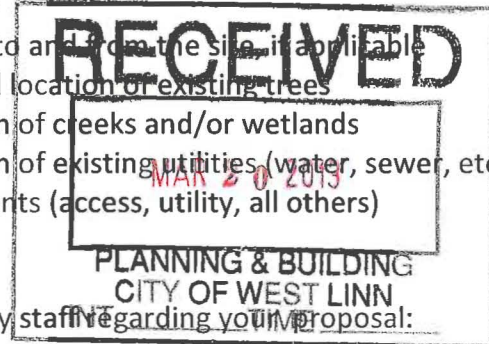
Mailing Address: 5285 Meadows Road, Suite 171 Lake Oswego, OR 97035

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 | ➤ Access to and from the site, if applicable |
| ➤ Scale | ➤ General location of existing trees |
| ➤ Property dimensions | ➤ Location of creeks and/or wetlands |
| ➤ Streets abutting the property | ➤ Location of existing utilities (water, sewer, etc.) |
| ➤ Conceptual layout, design and/or building elevations | ➤ 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

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



March 19, 2013

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

**Weatherhill Subdivision
West Linn, OR**

Dear Peter,

3J Consulting, Inc. acts on behalf of JT Smith Companies regarding a property located at 22882 Weatherhill Road (Taxlot number 2s1e35b 00301). 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-7. The site is approximately 2.0 acres in size. The site appears to be free from wetlands and streams. The trees on the site include a mixture of conifers and deciduous ornamentals and are largely overgrown. The site is bordered to the south and west by R-7 subdivisions with existing single family homes. The property is bordered to the north and east by unincorporated properties which are zoned FU-10.

The Applicant is proposing to create nine new lots on the property which will allow for the construction of nine new single family homes. The Applicant has also proposed to create two tracts which will be owned and maintained by a homeowners association. The Applicant will achieve this outcome through the preparation of an application for subdivision of the property. Access to all of the proposed lots will be from a single new access road which will take access to Weatherhill Road. Access to the southernmost tract for stormwater management will be provided via an easement which the property owner has secured across a tract which extends eastward from Fircrest 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 Weatherhill. We note that Weatherhill appears to have a current ROW width of 30'.
2. Regarding access to the development, please confirm whether the proposed access and turn-a-round locations and dimensions will be acceptable to the City.
3. What specialist reports or studies will be required in support of the Land Use Applications? Geotechnical Report, Traffic Study, Arborist Report?
4. 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.
5. Will any other trees within either the site or the adjoining right-of-ways be considered to be significant or trigger any protective mechanisms?
6. Please advise as to whether a neighborhood meeting will be required for the proposed Subdivision Application?

7. 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
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 NOTE

Size: 2.0 Acres
Jurisdiction: City of West Linn

Dimensional Requirements:

Zoning: 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 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.