



CITY OF  
**West  
Linn**

## LAND USE PRE-APPLICATION CONFERENCE

**Thursday, February 21, 2013**

**City Hall  
22500 Salamo Road**

### **Willamette Conference Room**

**1:30 pm Applicant proposes building a 2,752 SF single family home. A portion of the site is within a water resource area transition resulting in 838 buildable SF. Propose to reduce WRA setback and mitigate per 32.090.**

**Applicant: Pahlisch Homes, Shannon McDonald**

**Subject Property Address: 2343 Taylor Drive**

**Neighborhood Assn: Willamette**

**Planner: Tom Soppe**

**Project #: PA-13-19**





### PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE:	6/6/13	PROJECT #:
TIME:	1:30	PA-13-19
STAFF CONTACT:	TOM SOPPE	FEE:
		1000 <sup>00</sup>

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): 2343 Taylor Drive

Brief Description of Proposal: 2,752 SF single-family home. Two-story, four-bedroom, three-bath, three-car garage.

Applicant's Name: Pahlisch Homes, Shannon McDonald

Mailing Address: P.O. Box 23355, Portland, OR 97821

Phone No: (503) 596-2208

Email Address: shannonm@pahlischhomes.com

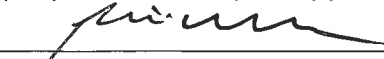
Please attach additional materials relating to your proposal including a site plan on paper up to 11 x 17 inches in size depicting the following items:

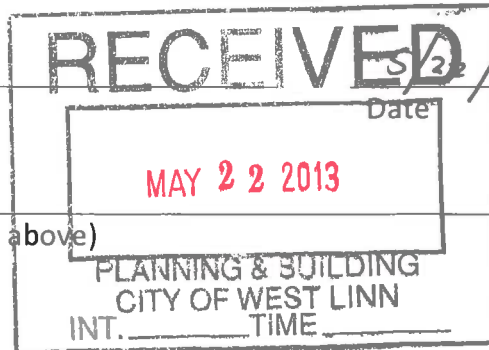
- North arrow
- Scale
- Property dimensions
- Streets abutting the property
- Conceptual layout, design and/or building elevations
- Access to and from the site, if applicable
- General location of existing trees
- Location of creeks and/or wetlands
- Location of existing utilities (water, sewer, etc.)
- Easements (access, utility, all others)

Please list any questions or issues that you may have for city staff regarding your proposal:

Portion of site within water resource area transtion resulting in 838 buildable SF. Propose to reduce WRA setback and mitigate per 32.090.

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



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



May 22, 2013

City of West Linn  
Planning & Development  
2250 Salamo Rd #1000  
West Linn, Oregon 97068

Re: Pre-Application Conference Written Statement

The applicant proposes to build a single-family detached home at 2343 Taylor Drive. The property is located partially inside a water resource area. With 7.5 foot side setbacks, a 20 foot front setback, and 200 foot WRA setback with a 15 foot structural rear setback, the buildable square footage of this 9,951 SF lot is reduced to 838 SF. A home that small would be out of scale and unmarketable next to the large 3-car garage homes that populate the neighborhood.

Given that this property is in the R-7 zone the following are permitted uses: single-family detached; single-family attached; community recreation; family day care; residential home; utilities, minor; and transportation facilities. There are no other economically viable uses for this property with an 838 SF lot size.

The applicant proposes to maintain the front and side setbacks as required and reduce the rear setback. Taking the WRA setback 160 feet from the channel allows for a more workable home size while only encroaching into the water resource area 2,544 SF. The proposed design is only a 2,752 SF footprint with 27.65% lot coverage. As mitigation for the reduced setback, the applicant shall revegetate the entire area of the property that would not normally be within the water resource area per CDC 32.050(K).

A reduction in the WRA setback to 160 feet allows responsible development of this vacant lot while protecting the banks of the nearby creek. Thank you for reviewing this request for setback adjustment and please contact me if you have any questions.

Sincerely,

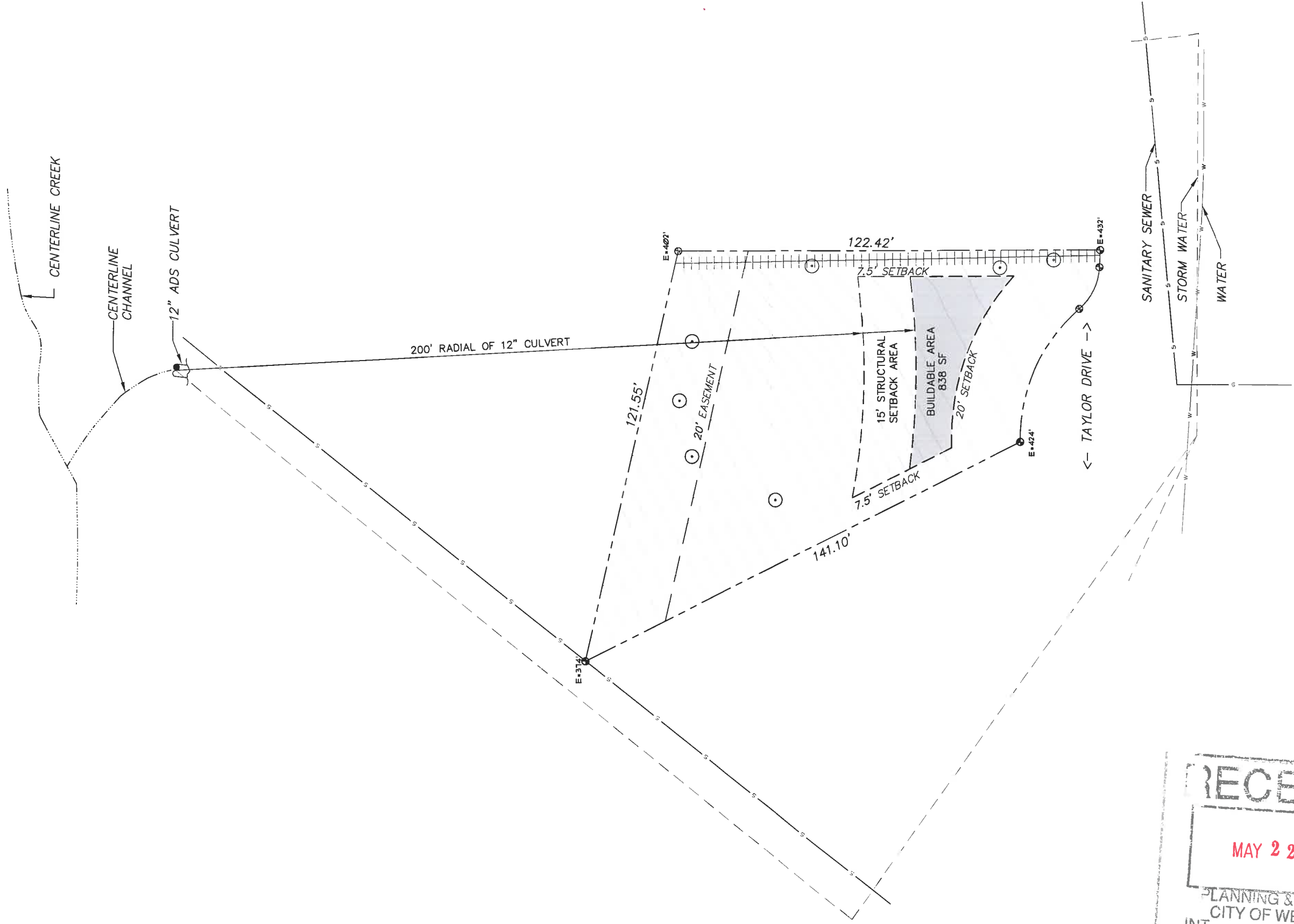
**Shannon McDonald**  
CAD Drafter • Portland Division

**Pahlisch Homes**

Office Location: 14540 SW 82<sup>nd</sup> Avenue Tigard, OR 97224  
Mailing Address: P.O. Box 23355 Portland 97821  
503.596.2208 • shannonm@pahlischhomes.com



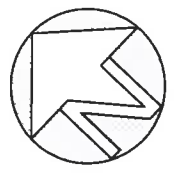
ALL SURFACE & STORM WATER TO BE RETAINED ON SITE.



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INT. \_\_\_\_\_ TIME \_\_\_\_\_

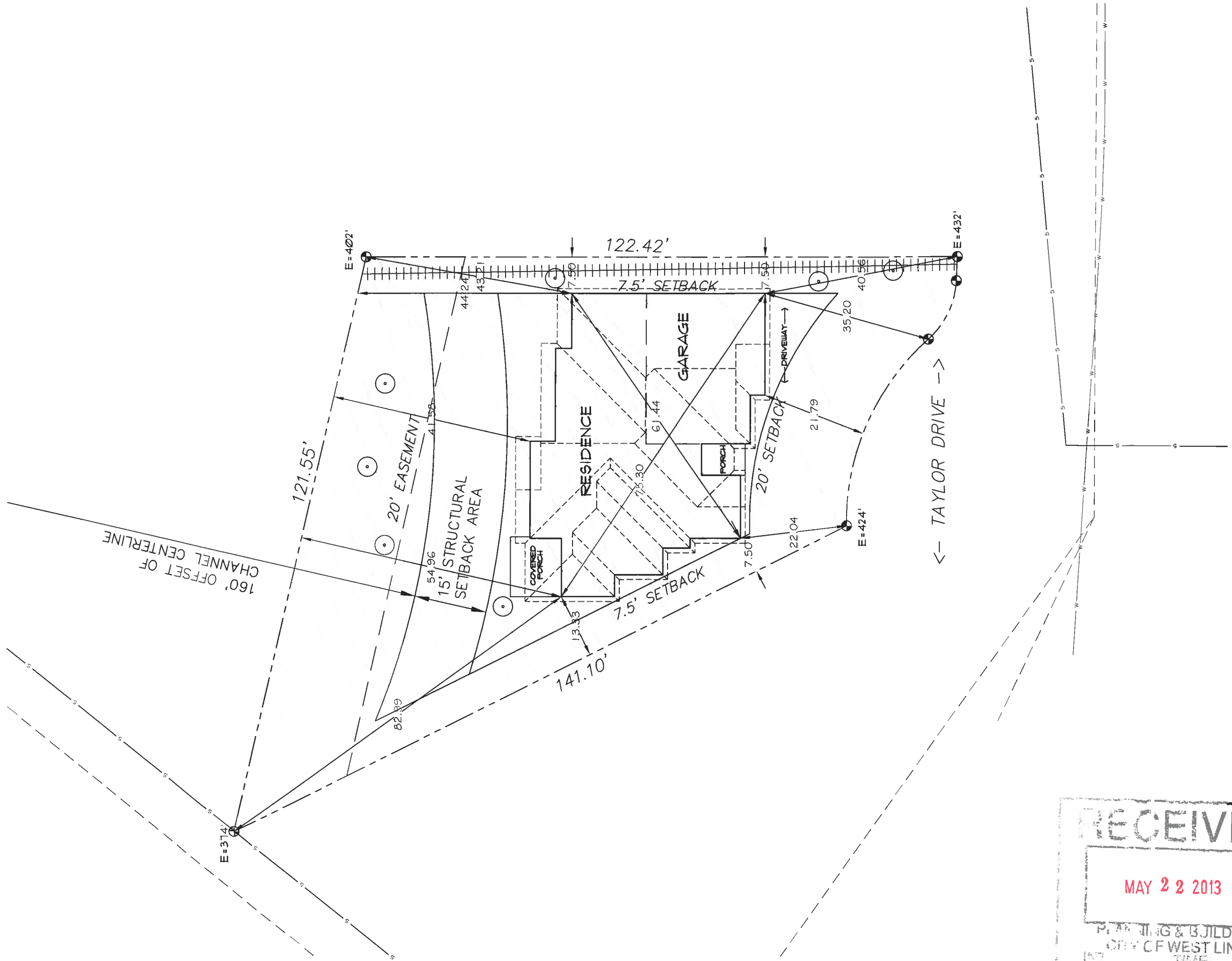
**PahlischHomes**  
63088 NE 18TH STREET, SUITE 100  
BEND, OREGON 97701  
PH: (541) 385-6762 FAX: (541) 385-6742

Subdivision: Tanner Crest  
Lot#: 9  
Address: 2343 Taylor Dr West Linn  
Plan Name: TC9  
Date: 5.22.13



Scale: 1" = 30'

ALL SURFACE & STORM WATER TO BE RETAINED ON SITE.



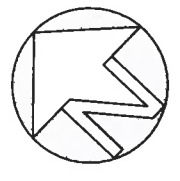
← TAYLOR DRIVE →

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CITY OF WEST LINN

Lot Sq. Ft. = 9,954 sq. ft.  
Foot Print Sq. Ft. = 2,752 sq. ft.  
% Lot Coverage = 27.65%

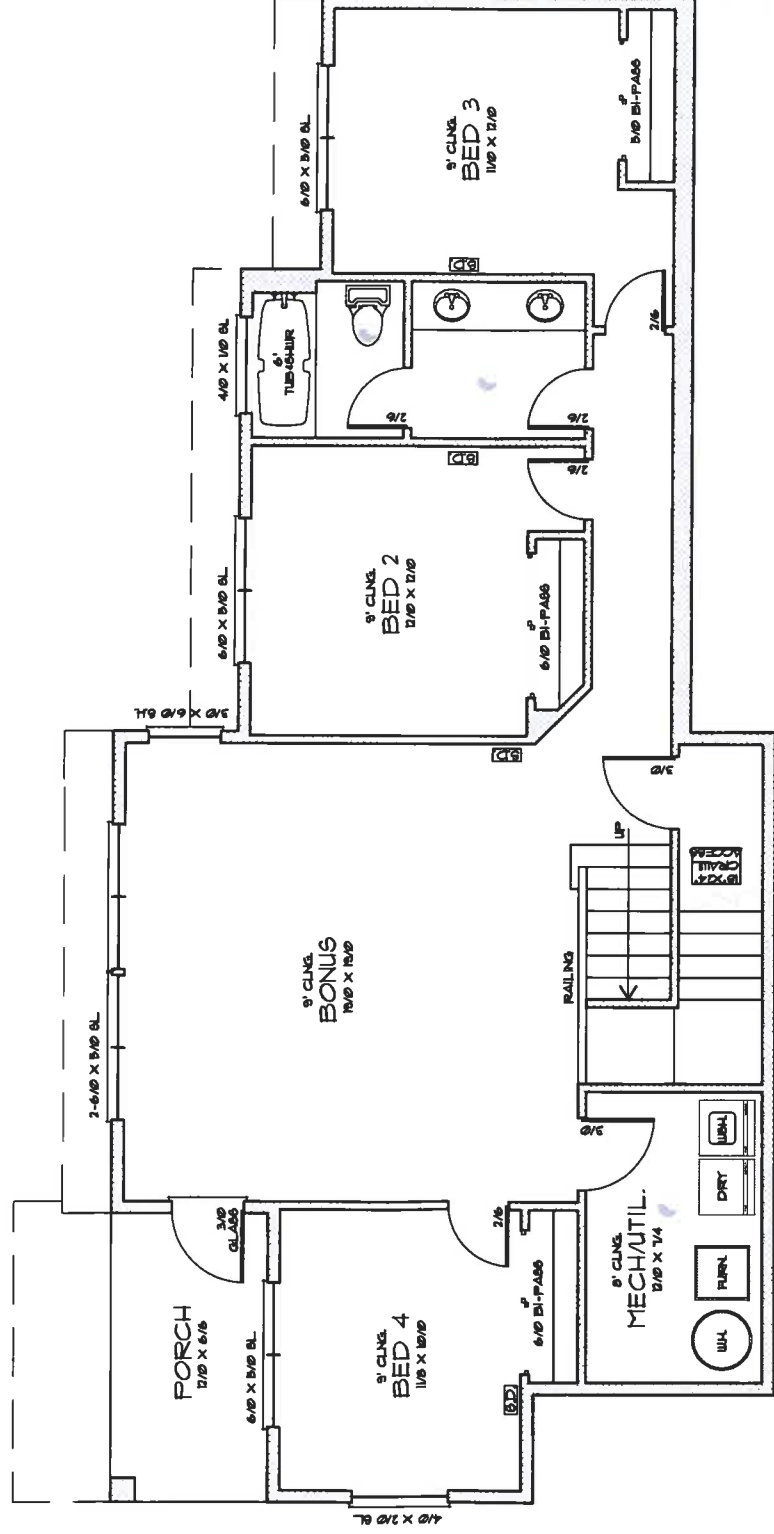
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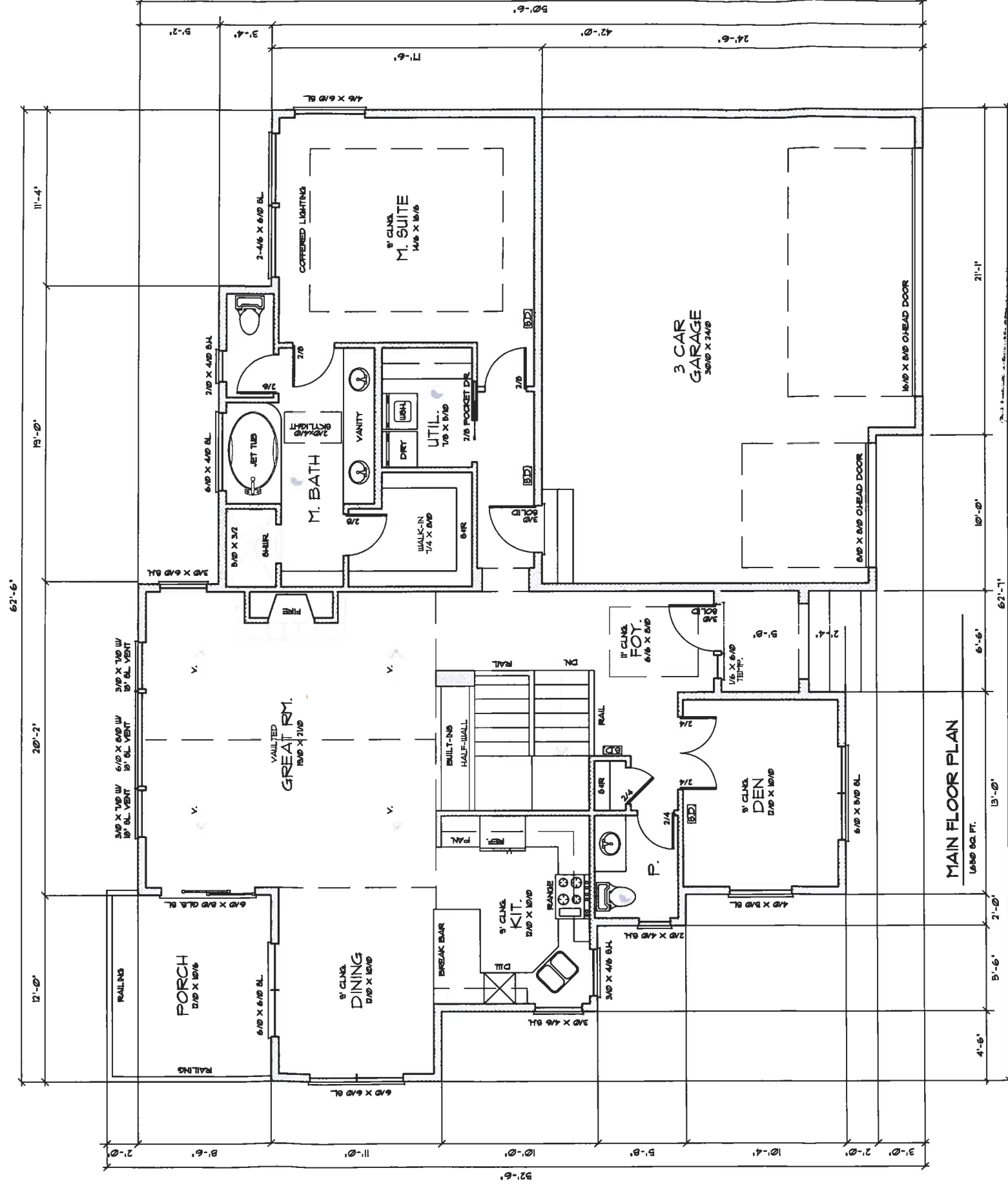


Scale: 1" = 20'





**LOWER FLOOR PLAN**  
1300 SQ. FT.

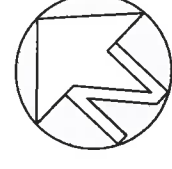


**MAIN FLOOR PLAN**  
1600 SQ. FT.

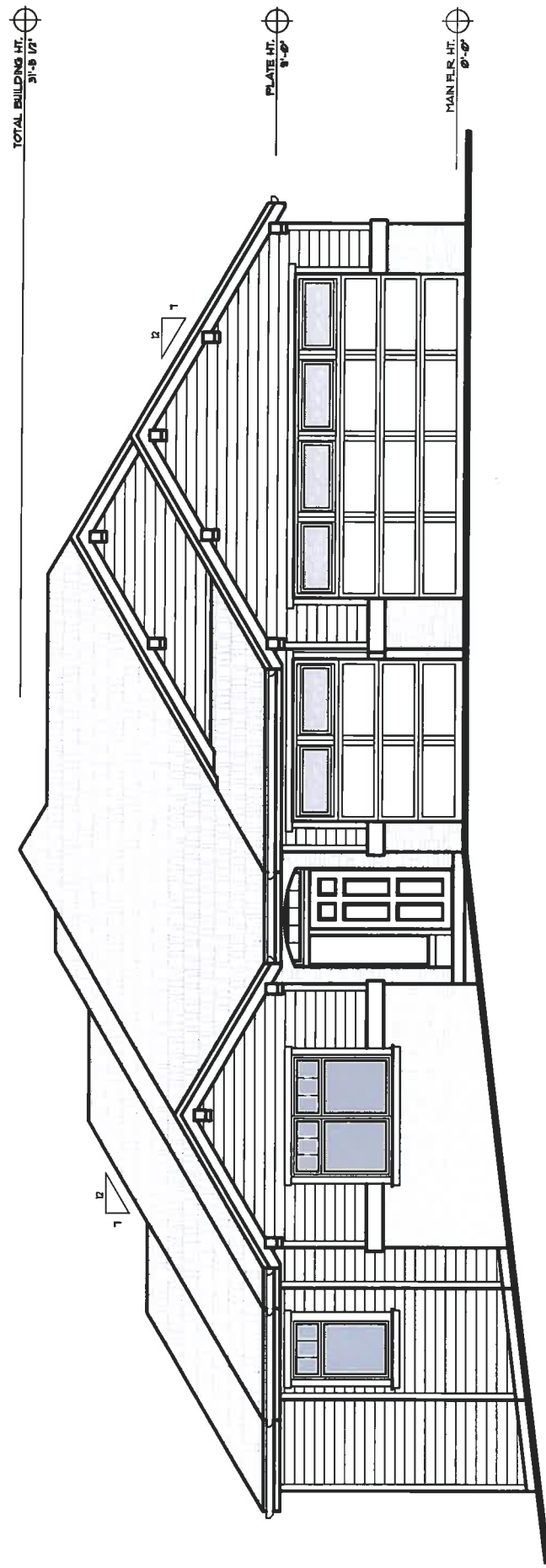
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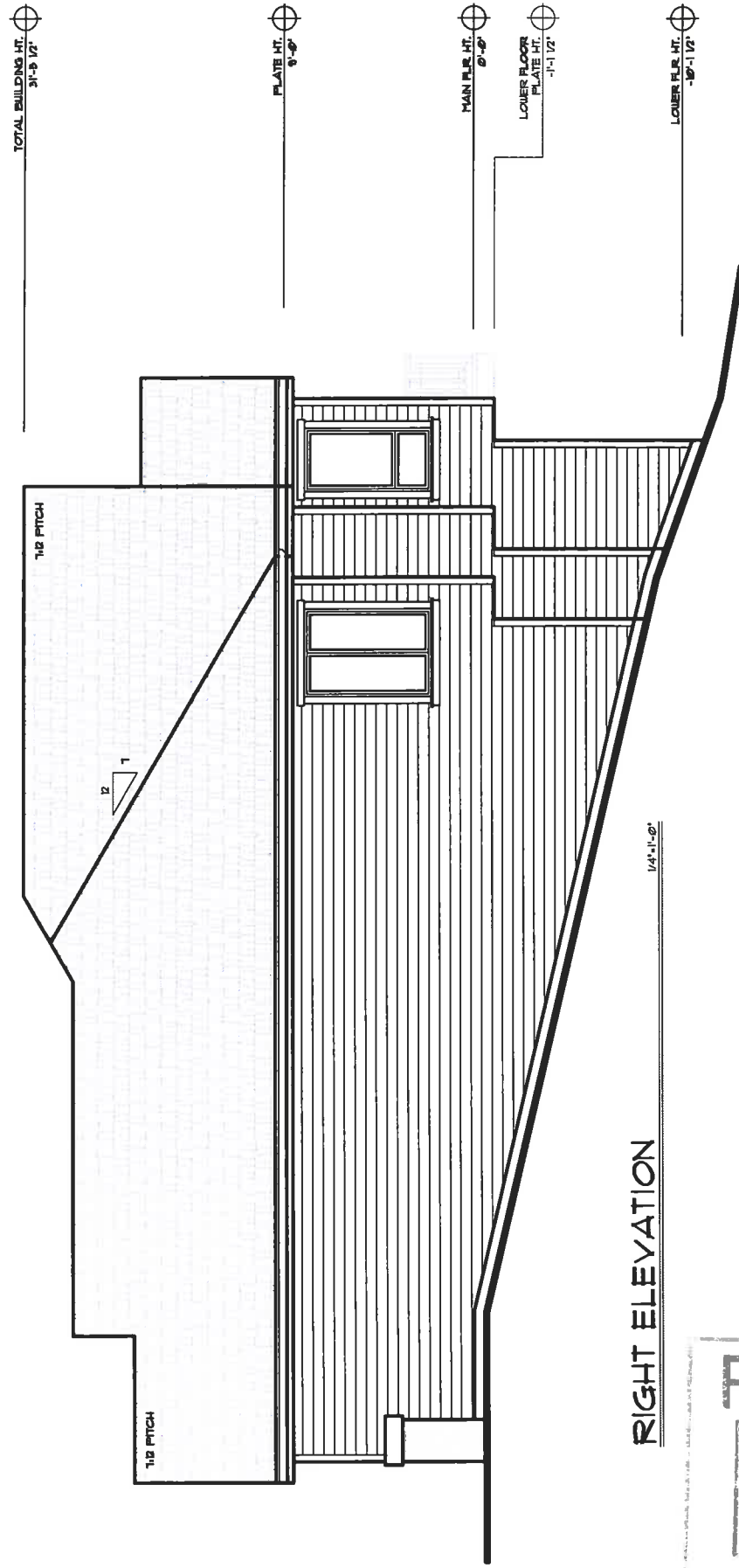
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INT. TIME



Scale: 1/8" = 1'-0"



FRONT ELEVATION



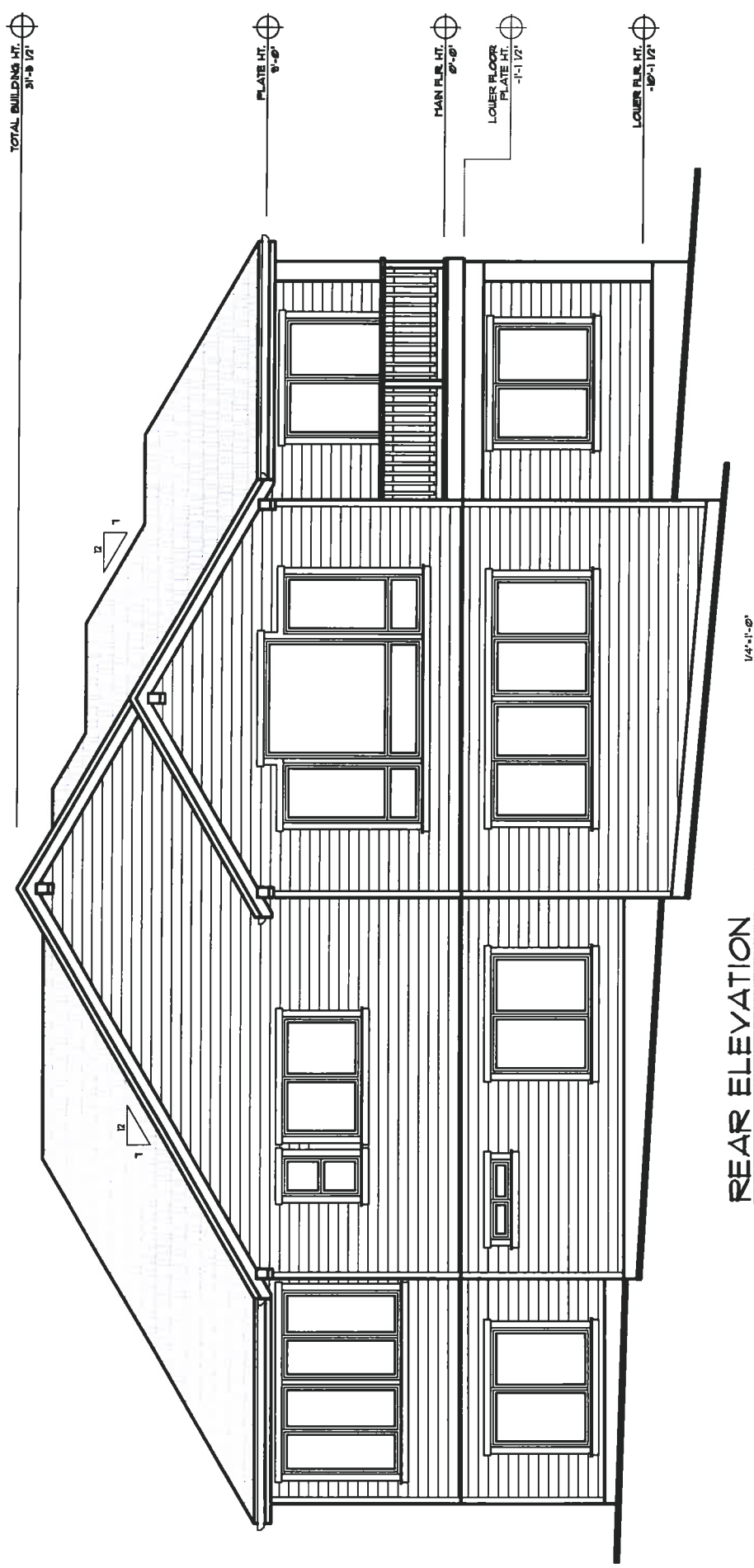
RIGHT ELEVATION

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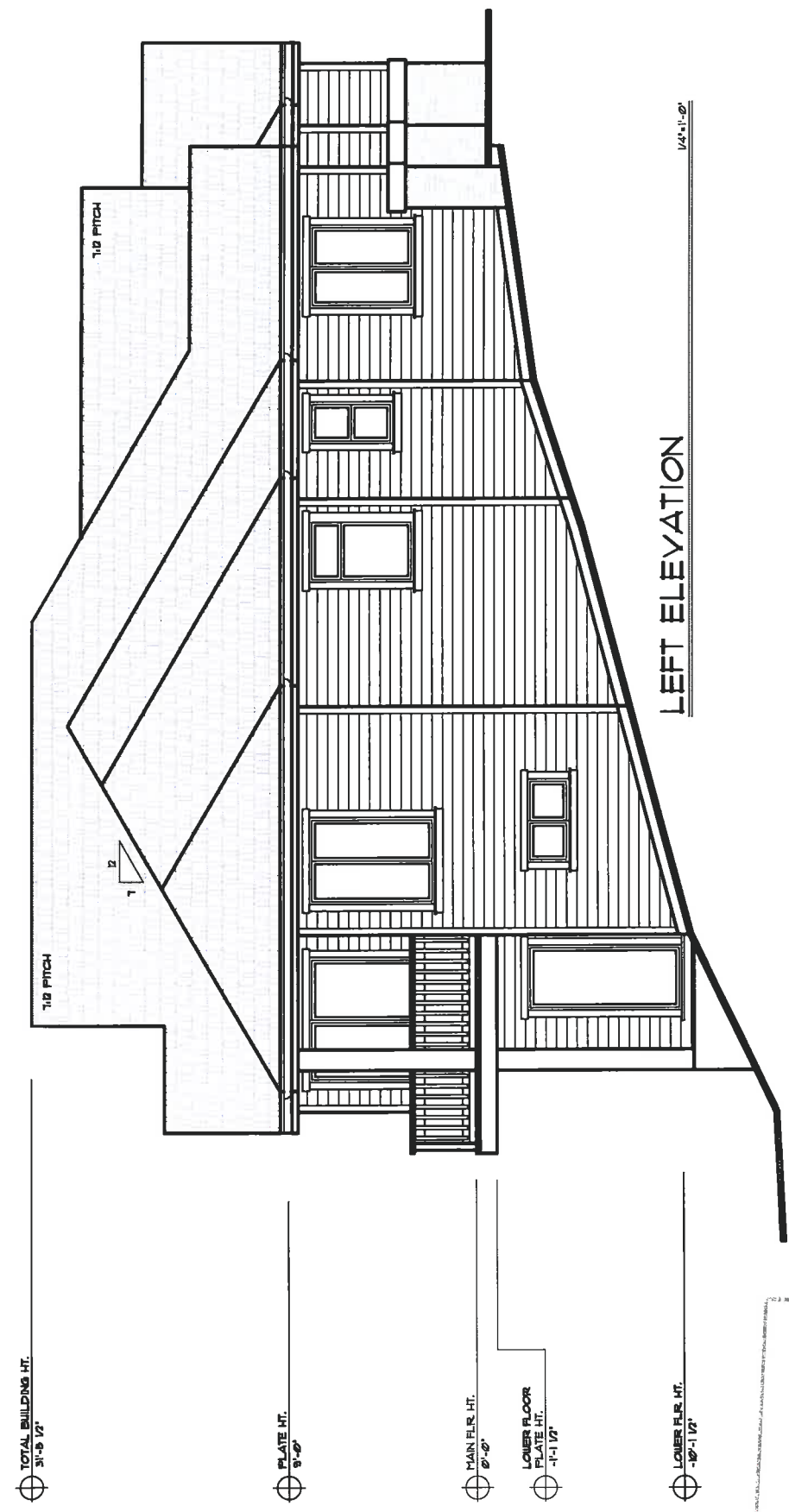
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Scale: 1/8" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

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