



LAND USE PRE-APPLICATION CONFERENCE

Thursday, September 5, 2013

City Hall
22500 Salamo Road

Willamette Conference Room

9:00 a.m. Applicant is proposing a 4-lot residential subdivision in an R-10 zone.

Applicant: AKS Engineering & Forestry – Monty Hurley / Renaissance Development

Subject Property Address: 1770 Ostman Road

Neighborhood Assn: Willamette

Planner: Peter Spir

Project #: PA-13-24





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>9-5-13</u>	TIME: <u>9:00am</u>	PROJECT #: <u>PA-13-24</u>
STAFF CONTACT: <u>Peter Spir</u>	FEE: <u>\$1,000 -</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): 1770 Ostman Road (Tax Lot 200, Map 3 1E 3AB)

Brief Description of Proposal: Four lot residential subdivision in the R-10 Zone.

Applicant's Name: Consultant: AKS Engineering & Forestry, LLC - Monty Hurley

Mailing Address: 13910 SW Galbreath Drive, Suite 100

Phone No: 503) 925-8799

Email Address: monty@aks-eng.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.)

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

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

15588 S SADDLE LANE OREGON CITY, OR 97045-8584

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

August 16, 2013

Planning & Development Department Staff
City of West Linn
22500 Salamo Road #1000
West Linn, OR 97068

RE: PRE-APPLICATION CONFERENCE NARRATIVE AND QUESTIONS FOR 1770 OSTMAN DRIVE

This pre-application conference concerns subdividing a property located at 1770 Ostman Drive. The property is designated with R-10 Zoning and is approximately 41,010 square feet in size. The property has frontage on Willamette Falls Drive and Ostman Road.

We would like to discuss the following issues at the pre-application conference in addition to the typical topics that are covered.

Land Use:

- 1) We would like to confirm that the zoning for the property is R-10.
- 2) We would like to confirm that there are no overlay zones, mapped wetlands, geotechnical hazardous soils designations, wildlife habitat, Metro Title 3 or 13 designations, or other natural resource designations that affect the property.
- 3) Please confirm if the preliminary layout shown is acceptable to the City.
- 4) Please confirm the maximum permitted and minimum required density (and density calculation methodology) for the property.
- 5) Please confirm the minimum lot size for the R-10 Zone. Are there circumstances when lots are permitted to be less than this size?
- 6) If required right-of-way dedications result in lots that are less than 10,000 square feet, is this acceptable?
- 7) If stormwater management requirements result in lots that are less than 10,000 square feet, is this acceptable?
- 8) Are any adjustments, exceptions, modifications, variances, etc. permitted to the minimum lot size requirement?
- 9) There are a few trees on the property, one of which is approximately 5 feet from Ostman Road. What are the applicable tree removal standards for this application?
- 10) Please confirm the City review procedure type and anticipated review timeline for the proposed subdivision.
- 11) Are any other land use permits required?
- 12) Have any land use applications previously been submitted for this property?
- 13) Are any upcoming changes to the development code anticipated that may affect subdividing the property?

Streets / Transportation / Circulation:

- 14) Please confirm that no new streets or pedestrian accessways are required for the subdivision.
-

- 15) Please confirm the amount of right-of-way that is expected to be required to be dedicated along Willamette Falls Drive.
- 16) The property's frontage on Willamette Falls Drive is improved with a paved two-lane section, bicycle lane and concrete curb-tight sidewalk on its north side. Will any other improvements to this road be required?
- 17) Please confirm the amount of right-of-way that is expected to be required to be dedicated along Ostman Road.
- 18) The property's frontage on Ostman Road is improved with a paved two-lane section. There are no sidewalks on this side of the street for a significant distance to the north. However, there is a curb and gutter section with a curb-tight sidewalk on the opposite side of the street. Please confirm if any requirements are required along the property's frontage on Ostman Road.
- 19) Are there any access restrictions that apply to Ostman Road? Can each lot have its own individual driveway access?

Public Services / Utilities:

- 20) Please provide as-builts for any available information for Willamette Falls Drive and Ostman Road.
- 21) Please confirm available location(s) for public sanitary sewer disposal.
- 22) Please confirm appropriate locations for stormwater runoff. Can stormwater from the lots be handled similarly to the opposite side of Ostman (curb weep holes)?
- 23) Is there sufficient sanitary sewer capacity to serve the project.
- 24) Please confirm if there are any known downstream stormwater deficiencies that may affect the project?
- 25) Are there any stormwater management requirements that apply to required public (street/sidewalk) improvements? If so, what are the options for treatment including options other than on site?
- 26) Are there any stormwater management requirements that apply to future homes? If so, can they be accommodated on-site in private facilities?
- 27) Are there any special requirements or considerations for connecting to sanitary sewer, storm drain, or water?

City Fees:

- 28) Please describe the land use permitting, construction permitting, and applicable SDC's that will be required for this project.

Please let us know if there are any other issues or site constraints that you are aware of.

Sincerely,

AKS Engineering & Forestry, LLC



Montgomery B. Hurley, PE, PLS - Principal

This map was prepared for
assessment purpose only.

NW1/4 NE1/4 SEC. 3 T3S.R1E.W.M.
CLACKAMAS COUNTY
1"=100'

DLC
JOESPH FIELDS NO. 51 & 67
AMBROSE FIELDS NO. 52

3 IE 3AB

WEST LINN

CANCELLED TAX LOTS

401
401
1304
500
100
201
1601

SEE MAP 2 IE 34DC

DLC NO. 67
DLC NO. 51

3-02

JOSEPH FIELDS ST.

TRACT "C" (TAX LOTTED ON 2 IE 34DC)

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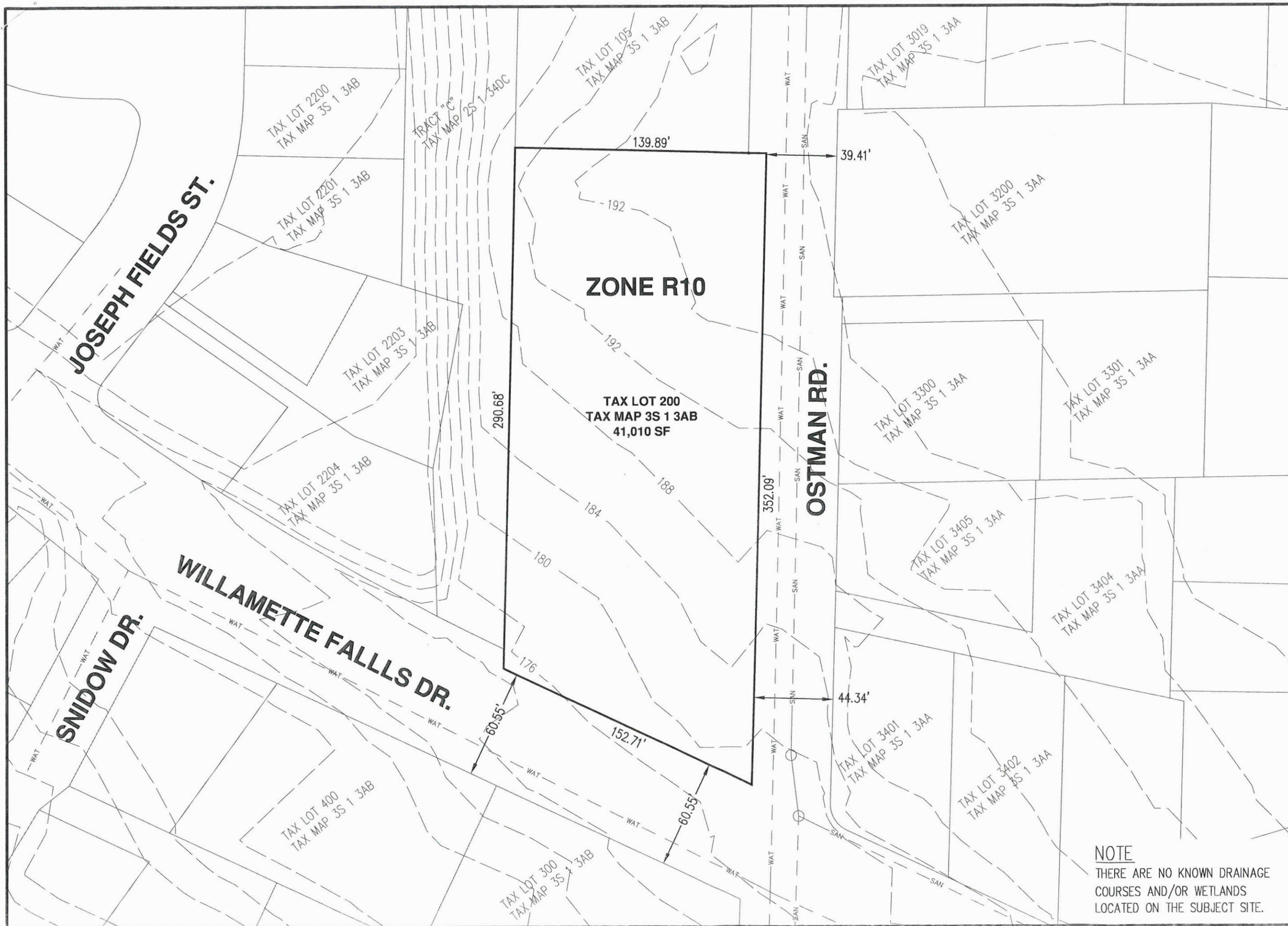
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AKS
ENGINEERING AND FORESTRY, LLC
13910 SW GALBREATH DR
SUITE 100
SHERWOOD, OR 97140
PHONE: 503.925.8799
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ENGINEERING · PLANNING · SURVEYING
FORESTRY · LANDSCAPE ARCHITECTURE

JOB NO.:	3745
DRAWN BY:	DJM
CHECKED BY:	MBH
DRAWING NO.:	3745 PREAPP
SCALE:	1"=50'
DATE:	08/15/2013

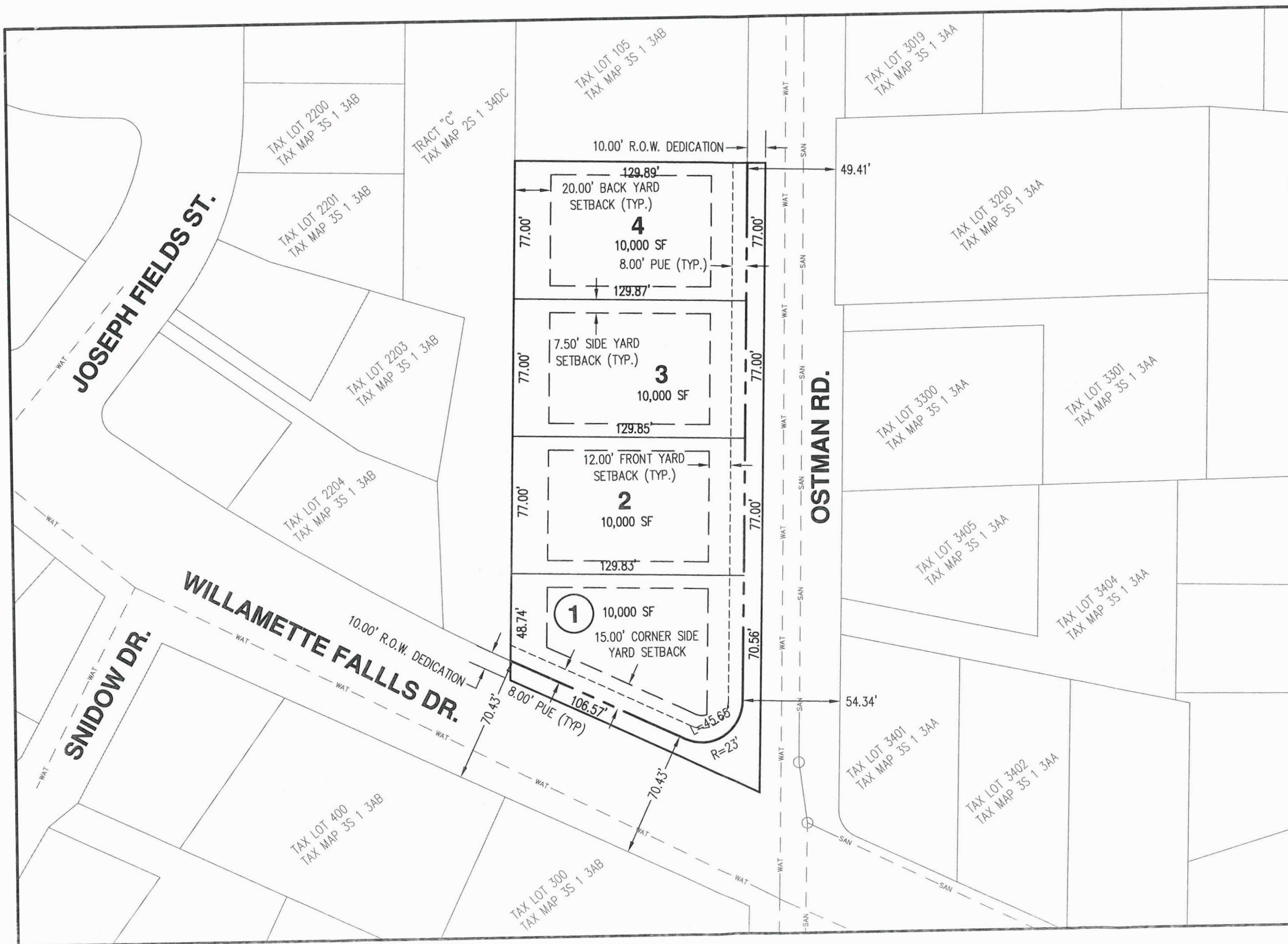


1770 OSTRMAN DR.

EXISTING SITE WITH
AERIAL CONTOURS

1

PRELIMINARY



WAKES ENGINEERING AND FORESTRY, LLC

13910 SW GALBREATH DR

SUITE 100

SHERWOOD, OR 97140

PHONE: 503.925.8777
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FORESTRY · LANDSCAPE ARCHITECTURE

JOB NO.: 3745

DRAWN BY: DJM

CHECKED BY: _____ MBH

DRAWING NO.: 3745 PREAPP

SCALE: $1''=50'$

DATE: 08/15/2013

PRELIMINARY

1770 OSTMAN DR.



SITE PLAN

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