



LAND USE PRE-APPLICATION CONFERENCE

Thursday, September 3, 2015

City Hall
22500 Salamo Road

Willamette Conference Room

11:00 am Proposed 34-lot residential subdivision

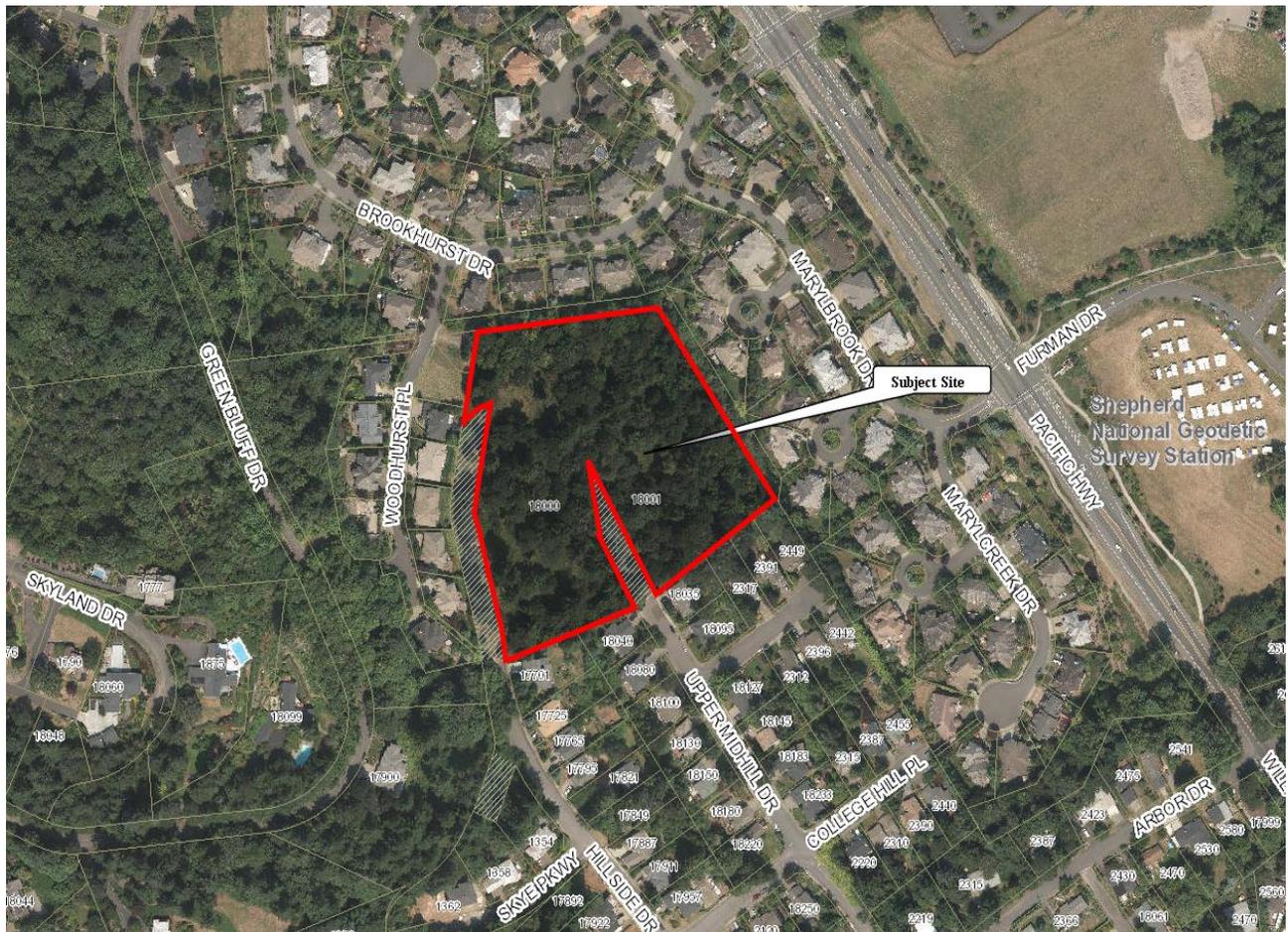
Applicant: Andrew Tull, 3 J Consulting

Subject Property Address: 18000 Upper Midhill Drive

Neighborhood Assn: Robinwood and Skyline Ridge

Planner: Peter Spir

Project #: PA-15-33





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>9/3/15</u>	TIME: <u>11AM</u>	PROJECT #: <u>PA-15-33</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): 1800 Upper Mid Hill Drive

Brief Description of Proposal: Applicant proposes a 34 lot residential subdivision.

Applicant's Name: Andrew Tull, 3J Consulting, Inc.

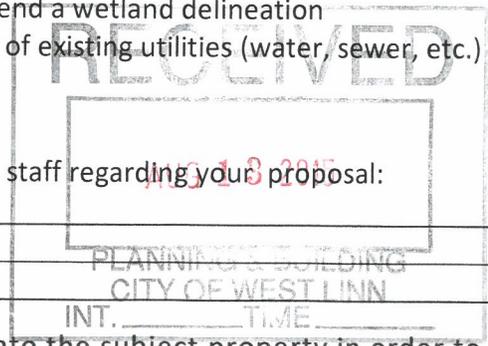
Mailing Address: 5075 SW Griffith Suite 150, Beaverton, Oregon 97005

Phone No: (503) 545-1907 Email Address: Andrew.tull@3j-consulting.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:
See attached 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.

[Signature] David Chiddix 7/28/2015 | 10:34 AM PT

Property owner's signature

Date

18000 MIDHILL DRIVE, LLC 1235 N DUTTON AVE, SUITE E
SANTA ROSA, CA 95401-4666

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



August 12, 2015

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

**Upper Midhill Estates
West Linn, OR**

Dear Peter,

3J Consulting, Inc. acts on behalf of Upper Midhill Estates LLC., regarding a property located at 18000 Upper Midhill Drive (tax lot number 2S1E14CA 00200). 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 is zoned R-4.5. The site is approximately 6.1 acres in size. Previously, the site was approved for a townhome styled subdivision.

The Applicant is proposing a residential subdivision which would create 34 residential lots and a tract for stormwater management. The plan has been specifically designed to create longer lots along the perimeter of the subdivision and longer lots within the interior of the plan to allow for the preservation of potentially significant trees along the boundary of the site and within the central grove.

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 for the extension of Hillside Drive.
2. Please confirm that the City would permit the realignment of Upper Mid Hill Drive through the subdivision process. We believe that the subdivision would be an appropriate mechanism to effectively realign the roadway, avoiding the need for a vacation.
3. Please confirm that the City has sufficient utility service and capacity to handle the proposed use of the site.
4. What specialist reports or studies will be required in support of the land division application?
5. 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,

A handwritten signature in blue ink, appearing to read 'Andrew Tull', is written over a light blue horizontal line.

Andrew Tull

LEGEND	
	PROJECT BOUNDARY
	RIGHT-OF-WAY LINE
	RIGHT-OF-WAY CENTERLINE
	EXISTING ADJACENT PROPERTY LINE
	PROPOSED LOT LINE
	PROPOSED RIGHT OF WAY
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING WETLAND

FOR INFORMATION ONLY	8/12/15
REVISION SUMMARY	BY DATE
#	

PRELIMINARY PLAT & GRADING
UPPER MIDDHILL DRIVE
 DRIVE
 UPPER MIDDHILL ESTATES, LLC
 WEST LINN, OR



3J CONSULTING, INC.
 CIVIL ENGINEERING
 WATER RESOURCES
 LAND USE PLANNING
 5075 SW GRIFITH DRIVE, SUITE 140, BEAVERTON, OR 97005
 PHONE & FAX: (503) 946-9265

3J JOB ID #	15286
LAND USE #	
TAX LOT #	21E14CA 00200
DESIGNED BY	JTE, CKW
CHECKED BY	JTE
SHEET TITLE	PRELIM. PLAT & G
SHEET NUMBER	P1.2

