



# LAND USE PRE-APPLICATION CONFERENCE

Thursday, May 19, 2016

City Hall  
22500 Salamo Road

Willamette Conference Room

11:00 am Proposed 14-lot subdivision with connector road between and improvements to Rosemont Road and Ridge Lane

Applicant: Rob Dramov

Subject Property Address: 1400 & 1430 Rosemont Road

Neighborhood Assn: Parker Crest and Rosemont Summit

Planner: Peter Spir

Project #: PA-16-08





**PRE-APPLICATION CONFERENCE**

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE:	TIME:	PROJECT #:
5-19-16	11:00	PA-16-08
STAFF CONTACT:		FEE:
Peter Spiv		\$1000-

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): 1430 and 1400 Rosemont Road

Brief Description of Proposal: Proposed 14 lot subdivision of property, with connector road between Rosemont Road and Ridge Lane. Improvements to Rosemont Road and Ridge Lane.

Applicant's Name: Rob Dramov

Mailing Address: 19803 Bennington Court

Phone No: (503) 515-9111 Email Address: Rob@RKhomesandremodel.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 the attached sheet.

By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

see attached  
\_\_\_\_\_  
Property owner's signature Date

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



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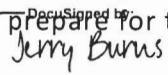
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1430 Rosemont
5/5/2016 | 9:48:27 AM PT  
41CC55CF4C06447... Property owner's signature Date

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



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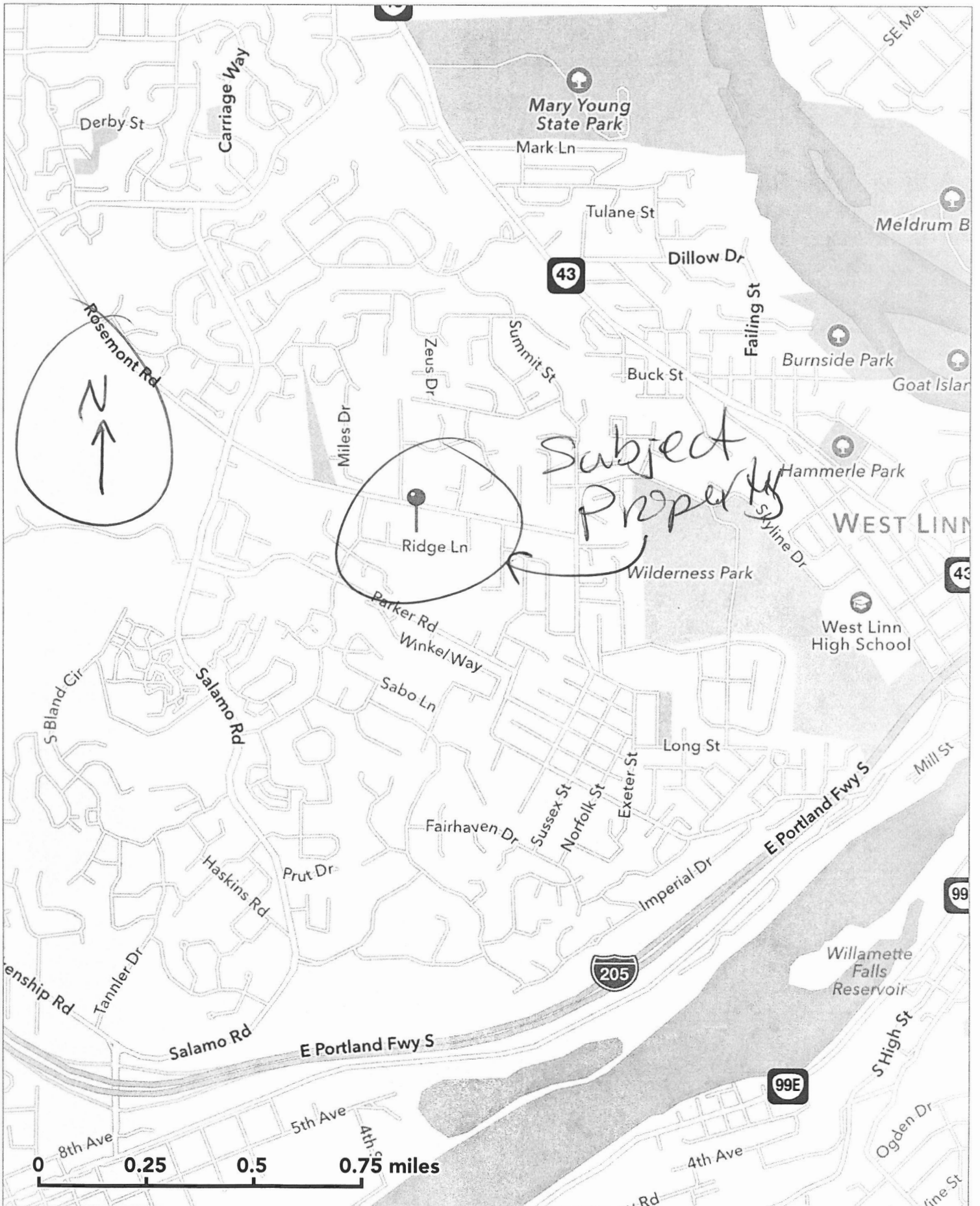
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Property owner's signature Scott Foster  1400 Rosemont Date 5/5/2016 | 8:14:

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



May 5th, 2016

**City of West Linn  
c/o Peter Spir  
Associate Planner  
22500 Salamo Road  
West Linn, OR 97068**

**1430 and 1400 Rosemont 14 Lot Subdivision Proposal/Pre-Application**

Dear Peter,

Thank you for your help and time you provided prior to this application.

We are proposing a 14 lot subdivision of two adjacent properties (1400 and 1430 Rosemont) to help satisfy the requirements of the connector street as well as preserving the existing home and its value located on 1430 Rosemont. The home on 1430 Rosemont has a long lifespan, is newly built/remodeled and has very established grounds/landscaping/and trees. The home on 1400 Rosemont is an older ranch style home that is not updated and would be removed.

We have included the pre-application summary that was for a 9 lot subdivision for only 1430 Rosemont.

The current proposal helps to further the development in the area to the south and adjacent properties, without compromising the develop-ability of those properties. We have also included an example of a continuation of the connector street to Parker Road.

For the connector street we have shown a 48' width right of way. We respectfully request if there is a possibility of reducing the right of way, for the new connector street, to a 38-40' right of way for the roadway/plantar/sidewalk to improve the develop-ability of 1400 and 1430 Rosemont, while still maintaining the connection aspect between Rosemont road and Ridge lane, and for future development of the properties to the south.

How much will the city contribute (%) to the cost for the sanitary sewer installation from Ireland lane connection to the south east edge of 1430 Rosemont?

Easement requirement locations? and sizes?

Will the city allow us to maintain a larger property/buffer around the existing valuable home on 1430 Rosemont road and the existing grounds, trees, oaks, and established landscaping? Therefore creating a total of 14 lots for the two properties.

Will the city allow some grading to adjust the ephemeral stream and for pad placement, especially on the more sloped proposed lots?

Is the connector road between Rosemont road and Ridge lane location satisfactory along east edge of 1400 Rosemont and south west edge of 1430 Rosemont?

Is the city willing to help cover any of the SDC fees or installation cost (%) for the connection of the domestic water and storm water between Rosemont Road and Ridge Lane as proposed in the previous pre-application summary for 1430 Rosemont?

We thank you in advance for your consideration of this proposal and associated questions.

Sincerely,

A handwritten signature in black ink, appearing to be 'Rob Dramov', written in a cursive style.

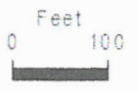
Rob Dramov  
503-515-9111

Attached: Fee for Pre-App  
Pre-Application Request Form  
Preliminary Subdivision Plan

DRAMOV



Subject Property



Scale 1:2,400 - 1 in = 200 ft  
Scale is based on 8-1/2 x 11 paper size



Map created by: public  
Date Created: 05-May-16 07:38 AM

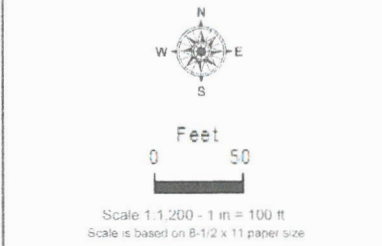
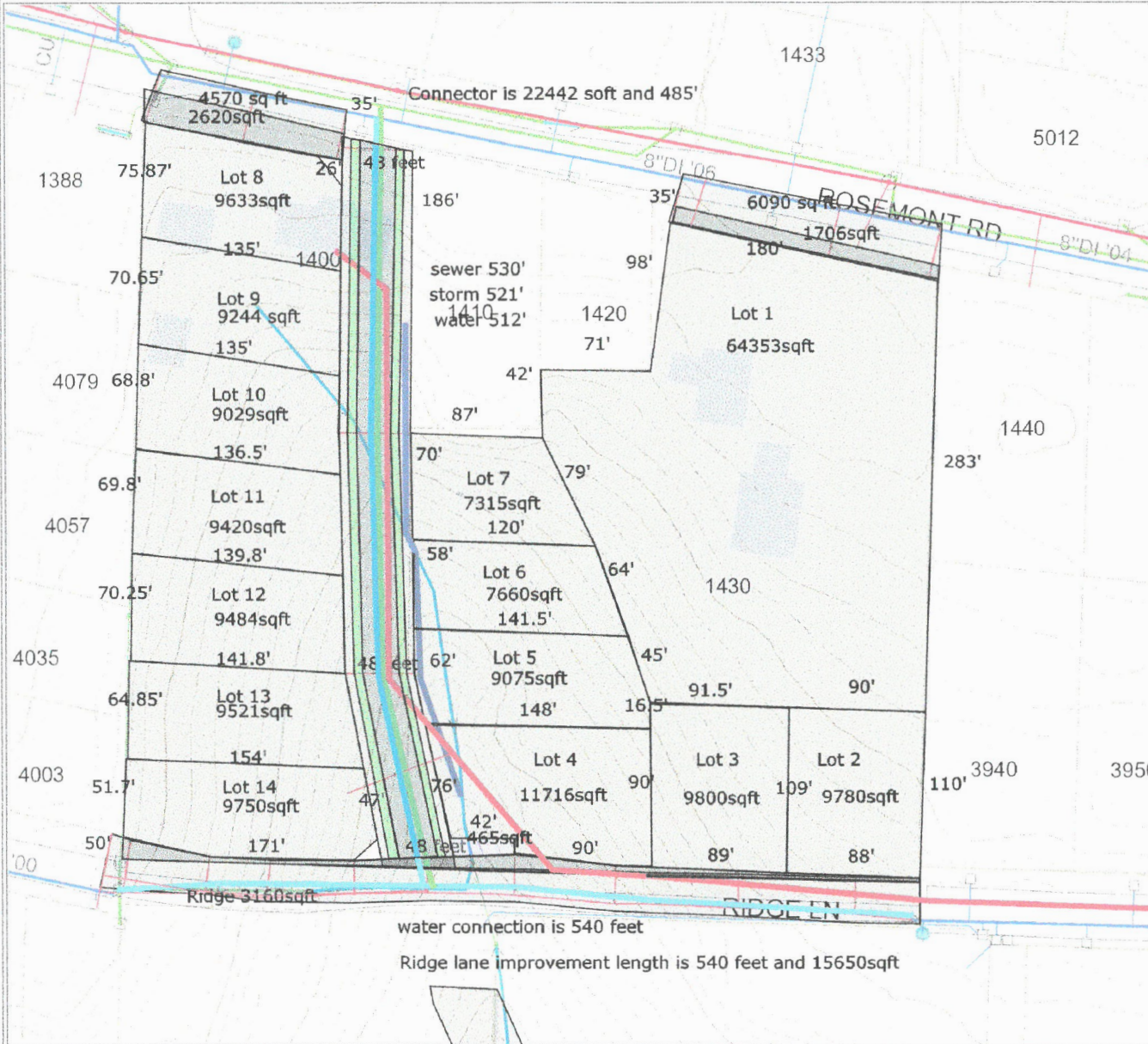
**WEST LINN GIS**

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DRAMOV

# Ridge Lane Estates TOPO

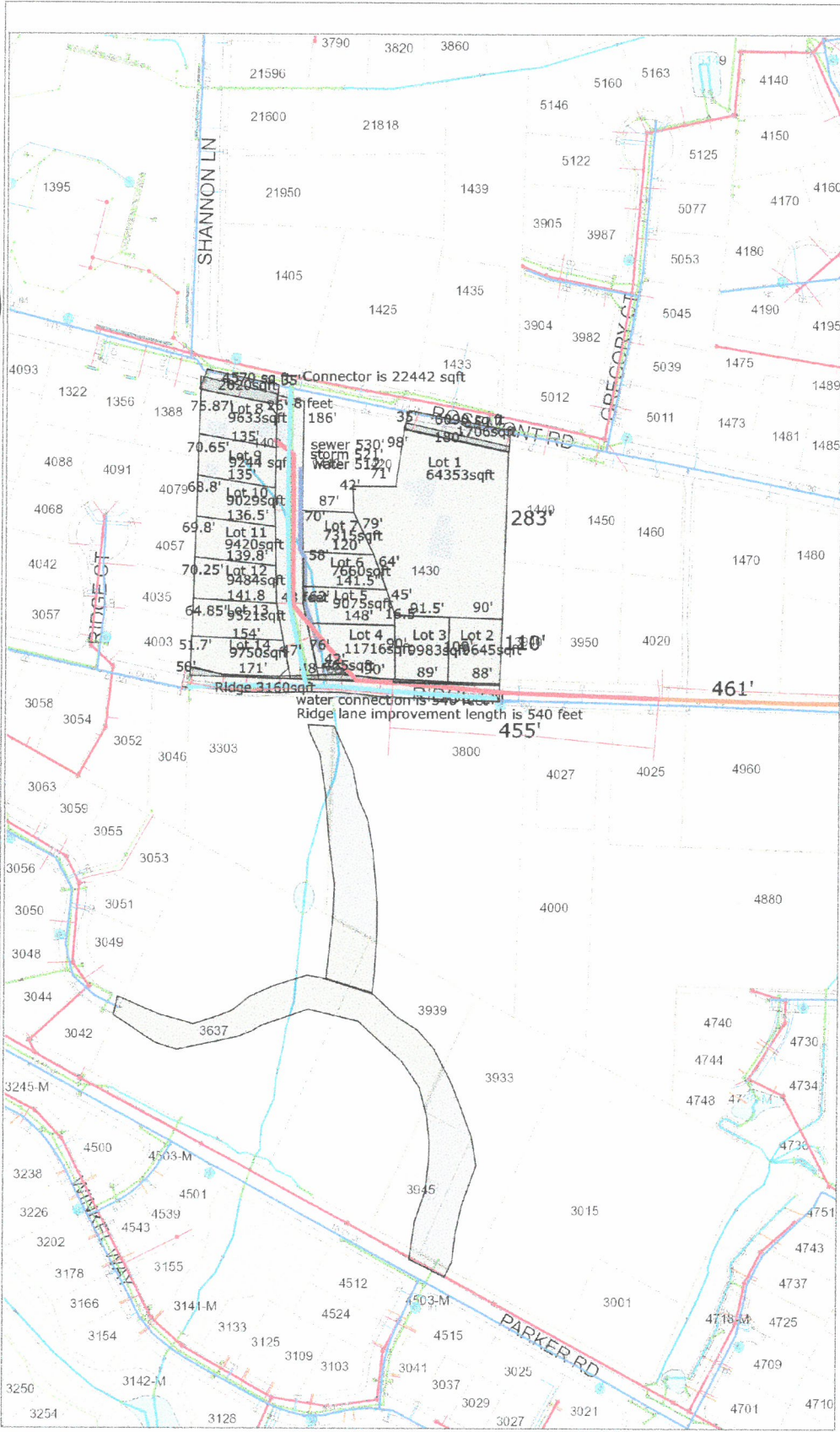


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**WEST LINN GIS**

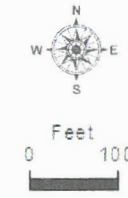
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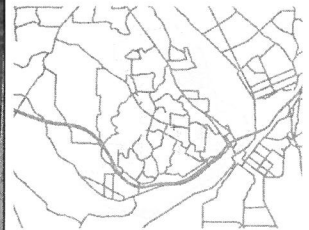
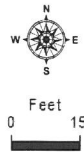


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Date Created: 04-May-16 11:12 PM

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trees on 1430 Rosemont



Map created by: public  
Date Created: 05-May-16 11:22 AM

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trees on 1400 Rosemont



Map created by: public  
Date Created: 05-May-16 11:23 AM

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