



CITY OF
**West
Linn**

LAND USE PRE-APPLICATION CONFERENCE

Thursday, October 20, 2016

City Hall
22500 Salamo Road

Willamette Conference Room

11:00 am Proposed 45 unit attached single family subdivision of the property consistent with the standards of the R-4.5 zone.

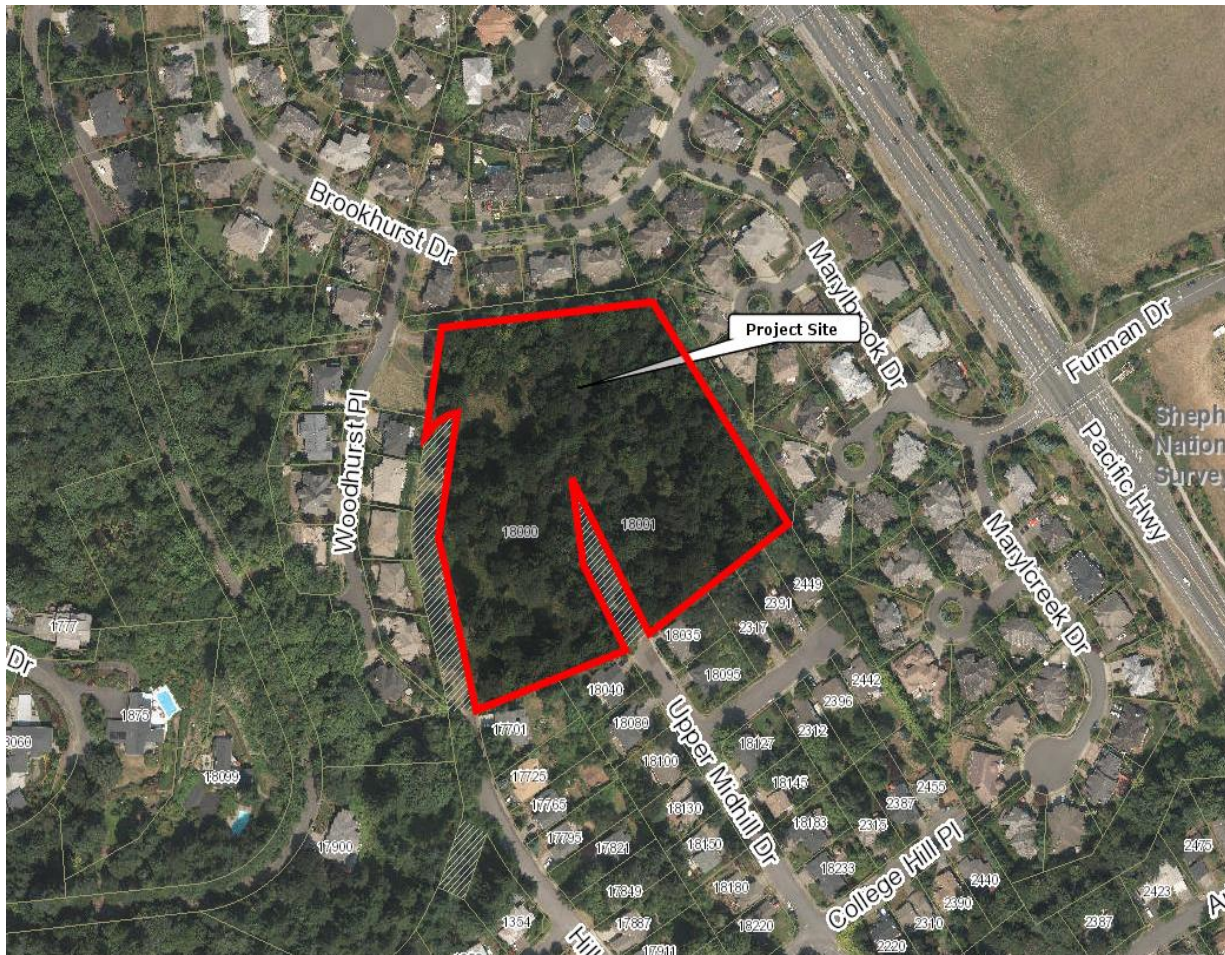
Applicant: Andrew Tull, 3J Consulting

Subject Property Address: 18000 Upper Midhill Drive

Neighborhood Assn: Robinwood and Skyline Ridge

Planner: Peter Spir

Project #: PA-16-28





PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: 10-20-16	TIME: 11:00	PROJECT #: PA-16-28
STAFF CONTACT: Peter		FEE: 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): 18000 Upper Midhill Drive

Brief Description of Proposal: The Applicant is proposing a 45 or 46 unit attached single family subdivision of the property consistent with the standards of the R-4.5 zone.

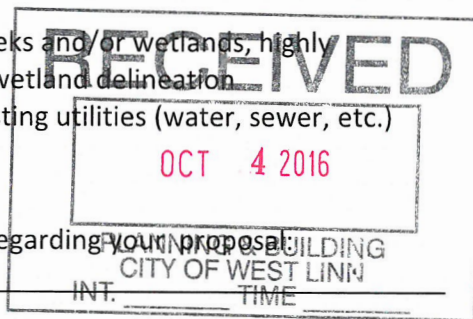
Applicant's Name: 3J Consulting C/O Andrew Tull

Mailing Address: 5075 SW Griffith Drive, Suite 150

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:

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] Property owner's signature 10/4/2016
Date

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

3J CONSULTING

5075 SW GRIFFITH DRIVE, SUITE 150
BEAVERTON, OREGON 97005
PH: (503) 946.9365
WWW.3J-CONSULTING.COM

October 4, 2016

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

Chene Blanc - Pre-App Request 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 submission of either a Subdivision or an Expedited Land Division for 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. Earlier this year, an application for a 34 lot, low density single family subdivision was denied by the City's Planning Commission and City Council. This decision has been appealed to the Land Use Board of Appeals. In 1999, the site was approved for a townhome styled subdivision.

The Applicant is now proposing to create a residential community with 41 townhome styled homes created through an Expedited Land Division or 45 single family attached lots through a standard Subdivision application. The following list of questions has been provided for staff's consideration:

- Please confirm the necessary submission requirements and required materials for an Expedited Land Division and for a Subdivision. The Applicant is considering both options.
- Please be prepared to discuss off-site improvements to Arbor and Highway 43 subject to the applicable legal standards.

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
Principal Planner
3J Consulting, Inc.



NOT FOR CONSTRUCTION

P:\15296\UPPER MIDHILL ESTATES (REESMAN)\CAD\SD\200 PRELIMINARY PLAT\200 PRELIMINARY PLAT.DWG



LEGEND

- PROJECT BOUNDARY LINE
- RIGHT OF WAY LINE
- PROPOSED PROPERTY LINE
- ROADWAY CENTER LINE
- ADJACENT PROPERTY BOUNDARY
- EASEMENT LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED SETBACK LINE
- CITY BOUNDARY LINE
- 1 FOOT CONTOUR
- 5 FOOT CONTOUR

SITE STATISTICS

SITE ADDRESS	18000 UPPER MIDHILL DRIVE, WEST LINN, OREGON
TAX LOT	251E14CA 00200
JURISDICTION	CITY OF WEST LINN
GROSS SITE AREA	265,860 +/- SF (6.10 AC)
PROPERTY ZONING	R-4.5
FLOOD HAZARD MAP NUMBER	41005C0019D ZONE X (UNSHADED)

SUBDIVISION STATISTICS

RIGHT OF WAY DEDICATION	34,637 SF (0.80 AC)
MINIMUM ALLOWABLE EFFECTIVE LOT SIZE	4,500 SF
MINIMUM LOT DENSITY	6.67 LOTS / ACRE
MAXIMUM LOT DENSITY	9.61 LOTS / ACRE
PROPOSED LOT DENSITY	6.67 LOTS / ACRE
MAXIMUM BUILDING HEIGHT	35 FEET

SETBACKS

SETBACK LOCATION	STANDARD:
FRONT	20'
SIDE	5'
REAR	20'
STREET SIDE	15'

SURVEYOR'S NOTE

1. VERTICAL DATUM: NAVD88 UTILIZING GPS POSITIONING TIED TO THE ORGN WITH REAL TIME CORRECTORS REFERENCED TO DATUM NAD 83(2011) EPOCH 2010.00. THIS DATUM REALIZATION WAS VERIFIED THROUGH DIRECT OBSERVATION TO NGS CONTROL POINT Q723 HAVING A POINT IDENTIFICATION OF RD1491. THIS POINT IS DESCRIBED AS A STAINLESS STEEL ROD W/ SLEEVE NEAR THE INTERSECTION OF STATE HIGHWAY 224 AND LAKE ROAD. THE ELEVATION OF THIS POINT IS PUBLISHED AS 31.131 AND WAS ESTABLISHED BY NGS THROUGH DIFFERENTIAL LEVELING AND ADJUSTED BY THE NATIONAL GEODETIC SURVEY IN JUNE 1991 AND HAS A VERTICAL ORDER OF FIRST CLASS II

2. BASIS OF BEARINGS: CENTERLINE OF UPPER MIDHILL DRIVE AS PER THE PLAT OF "COLLEGE HILL ESTATES"

PROJECT TEAM

OWNER / APPLICANT

UPPER MIDHILL ESTATES, LLC
C/O: RYAN ZYGAR
981 SW KING AVENUE
PORTLAND, OR 97205
PHONE: (360) 798-4838
EMAIL: ryan@zygar.com

PLANNING CONSULTANT

3J CONSULTING, INC.
5075 SW GRIFFITH DRIVE, SUITE 150
BEAVERTON, OR 97005
CONTACT: ANDREW TULL
PHONE: 503-946-9365
EMAIL: andrew.tull@3j-consulting.com

LAND SURVEYOR

COMPASS SURVEYING
4107 SE INTERNATIONAL WAY, SUITE 705
MILWAUKIE, OR 97222
CONTACT: DON DEVLAMINCK, PLS
PHONE: 503-653-9093
EMAIL: dond@compass-engineering.com

GEOTECHNICAL CONSULTANT

GEOPACIFIC ENGINEERING, INC.
14835 SW 72ND AVENUE
PORTLAND, OR 97224
CONTACT: JIM IMBRIE
PHONE: (503) 625-4455
EMAIL: jim@geopacificeng.com

CIVIL ENGINEER

3J CONSULTING, INC.
5075 SW GRIFFITH DRIVE, SUITE 150
BEAVERTON, OR 97005
CONTACTS:
JESSE EMERSON, PE
PHONE: (503) 946-9365 x202
EMAIL: jesse.emerson@3j-consulting.com
AARON MURPHY, PE
PHONE: (503) 946-9365 x 218
EMAIL: aaron.murphy@3j-consulting.com

A PORTION OF "ROBINWOOD"
TAX LOT 200, MAP 2-1E-14CA
NE 1/4 SW 1/4 SEC. 35, T.2S., R.1E., W.M.
CITY OF WEST LINN,
CLACKAMAS COUNTY, OREGON

THE PURPOSE OF THIS TENTATIVE PLAN IS TO SHOW THE PROPOSED LOT DIMENSIONS FOR PLANNING PURPOSES. THIS IS NOT AN OFFICIAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES.

DESIGN REVIEW 01/11/2016 BY DATE

TENTATIVE PLAN
CHÊNE BLANC ESTATES
LAND USE DOCUMENTS
1800 UPPER MIDHILL DRIVE, LLC
WEST LINN, OR

PRELIMINARY

3J CONSULTING, INC. CIVIL ENGINEERING WATER RESOURCES LAND USE PLANNING

5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID.# | 15366
LAND USE # | TBD
TAX LOT # | 251E14CA 00200
DESIGNED BY | JTE, CKW, JCP
CHECKED BY | JTE
SHEET TITLE | TENT. PLAN
SHEET NUMBER | C200

Know what's below.
Call before you dig.