



LAND USE PRE-APPLICATION CONFERENCE

Thursday, January 19, 2017

City Hall
22500 Salamo Road

Willamette Conference Room

10:00 am Proposed two story building with a workshop on the first floor and ADU on the second floor

Applicant: Scott and Dru Schroeter

Subject Property Address: 3314 Walling Way

Neighborhood Assn: Robinwood

Planner: Peter Spir

Project #: PA-17-01





PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: <u>1-19-17</u>	TIME: <u>10:00am</u>	PROJECT #: <u>PA-17-01</u>
STAFF CONTACT: <u>Peter Spiv</u>	FEE: <u>\$ 350</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): 3314 Wallina Way West Linn Or 97068

We are purposing to build a workshop on the first floor with a ADU on the 2nd floor. There is a workshop currently on the property (it is falling apart). We plan to remove it once this new structure is built. The workshop would be approximately 1000 square feet and the ADU 800 or less .We have attached a conceptual drawing of a structure with elements we want to incorporate and is within the square footage listed. We have attached the survey and blown up site plan.

Applicant's Name: Scott and Dru Schroeter

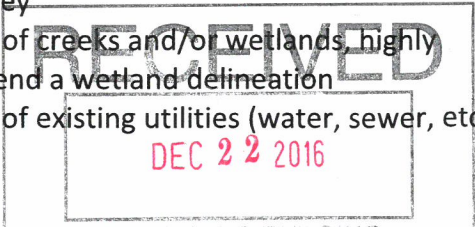
Mailing Address: P.O. Box 256 Marylhurst Or 97036

Phone No: (503) 522-6381 Email Address: scotts25@mac.com

503-969-2984 druschroeter@mac.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:

We have hired a qualified professional per 32.070 (Alternate Review Process) in order to determine the optimal WRA width on our site. Our engineer Mia from "Rapid Soil Solutions", will produce the Geo Tech report. Please inform us if there is any other requirements.

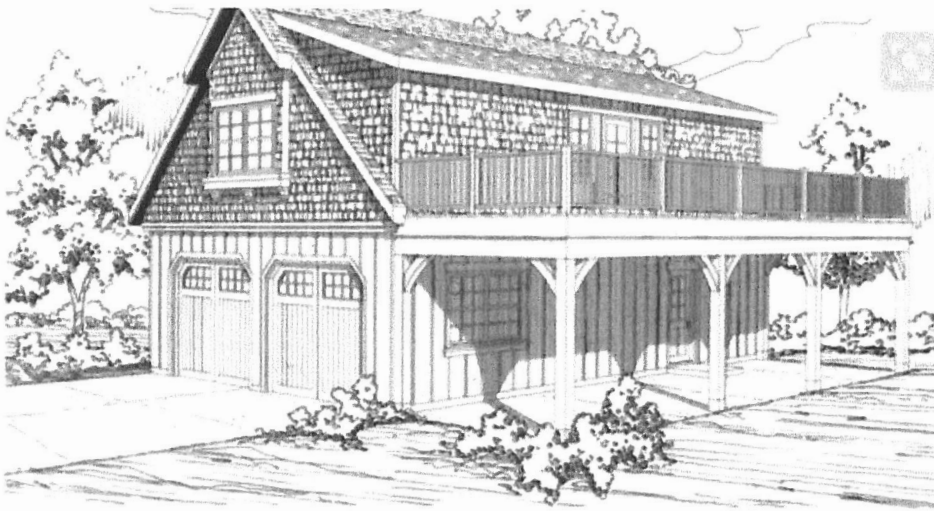
By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

[Signature] Property owner's signature 12/22/16 Date

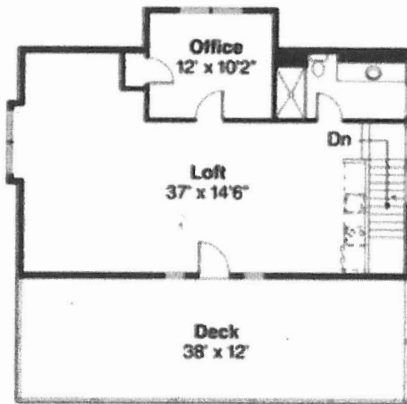
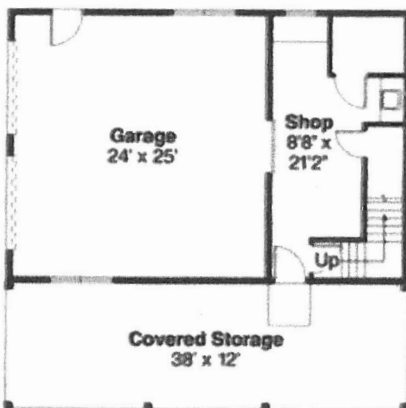
P.O. Box 256 Marylhurst, Or 97036 Property owner's mailing address (if different from above)

Brief Description of Proposal

Conceptual Drawing



Elevation

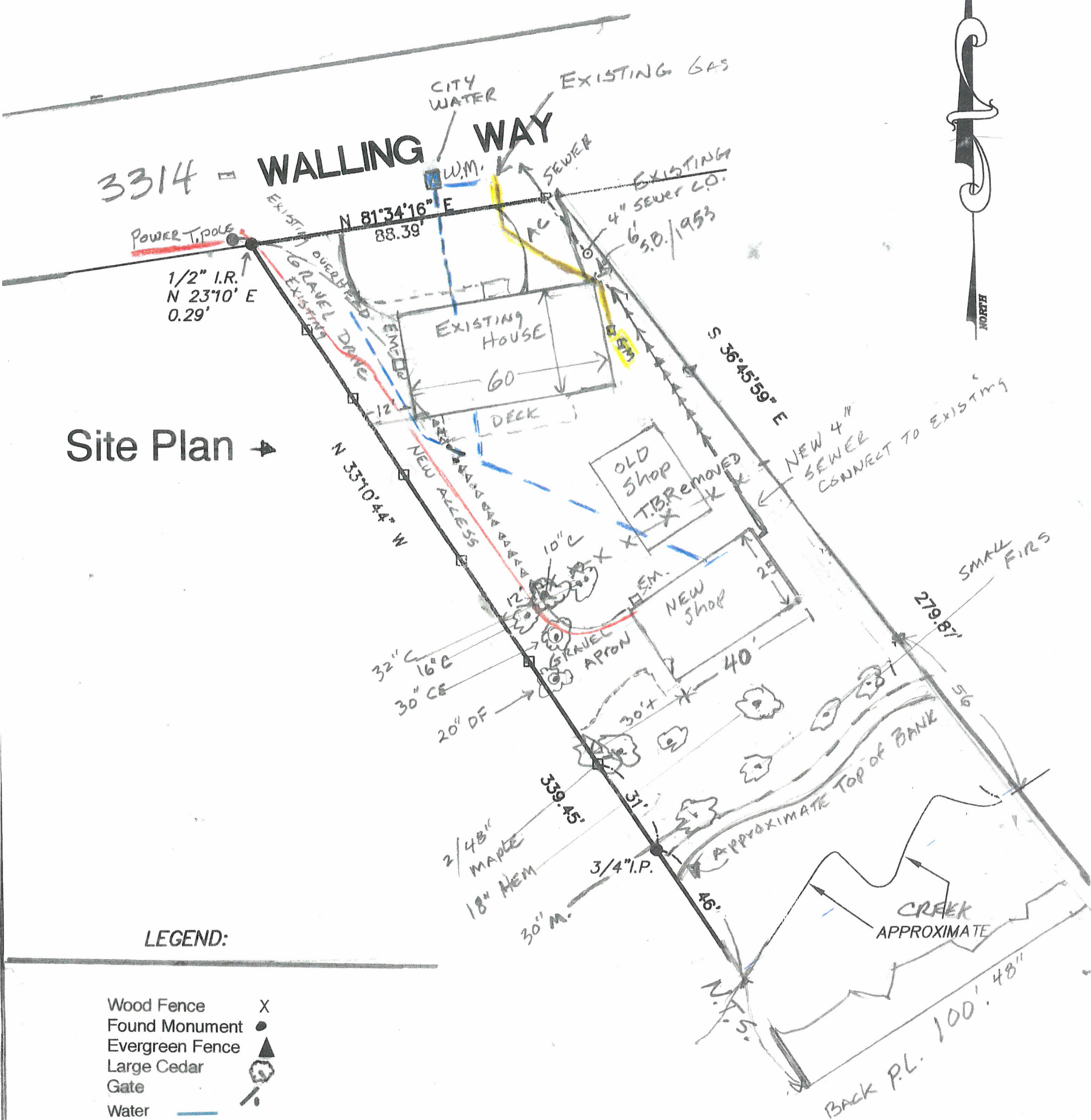


design



3314 - WALLING WAY

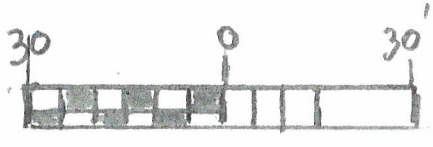
Site Plan →



LEGEND:

- Wood Fence X
- Found Monument ●
- Evergreen Fence ▲
- Large Cedar Gate
- Water
- Power
- Sewer
- Gas

SCALE



1 inch = 30'

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JANUARY 15, 1987
 HAROLD P. SALO
 2264
 EXPIRES: JUNE 30, 2016

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 DRAWING: 16007WS1.DWG
 DRAFTED: HPS 01/26/16