



LAND USE PRE-APPLICATION CONFERENCE

Thursday, February 16, 2017

City Hall
22500 Salamo Road

Willamette Conference Room

1:30 pm Proposed zone change to R-5

Applicant: Tom and Kaaren Pixton

Subject Property Address: 6090 and 6085 Holmes Street

Neighborhood Assn: Bolton

Planner: Peter Spir

Project #: PA-17-06





PRE-APPLICATION CONFERENCE

| THIS SECTION FOR STAFF COMPLETION | | |
|-----------------------------------|------------------------|-------------------------------|
| CONFERENCE DATE: <u>Feb 16</u> | TIME: <u>1:30</u> | PROJECT #: <u>PA-17-06</u> |
| STAFF CONTACT: <u>PS</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): 6090 Holmes St 6085 Holmes St.

Brief Description of Proposal: CHANGE ZONING TO R-5 CONSISTENT WITH ADJACENT LOTS TO THE NORTH OF CREEK

Applicant's Name: Tom and Karen Pixton
 Mailing Address: 5070 Lilly Lane West Linn OR 97068
 Phone No: (503) 968-2020 Email Address: Tom @ Pixton Family, LLC
503 803-7510 503 708 0703 kaarene@pixtonfamily.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:

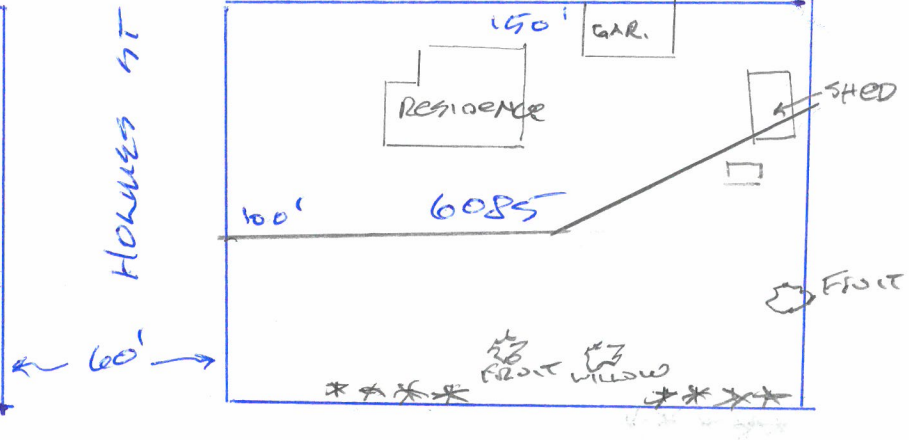
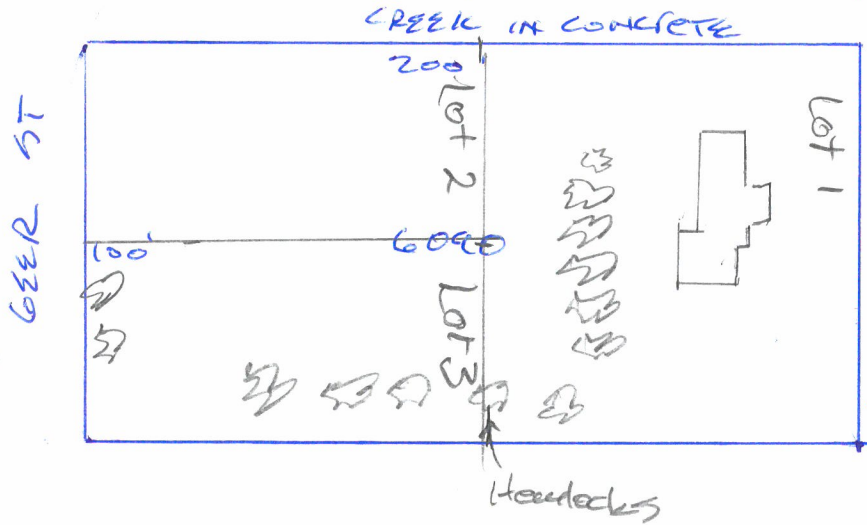
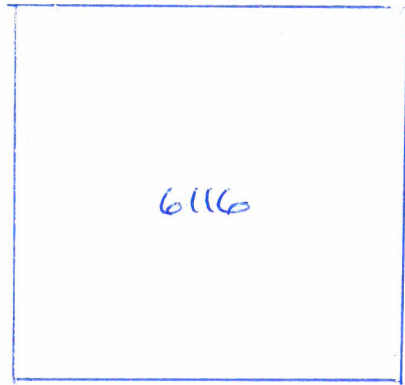
By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

Property owner's signature

Date

Tom Pixton 2-1-17
5070 Lilly Lane West Linn OR 97068
 Property owner's mailing address (if different from above)

ZONING CHANGE TO R-5
 6090 and 6085 HOLMES ST.



1" = 50'

NE 1/4 Sec. 25, T. 25, R. 1 E, WM.
 Daniel Burns D.L.C.
 Holly Gardens Subd.
 Date: March 31, 1976 Scale 1" = 100'

Bert Mason Jr.
 136 WARNER MILNE RD.
 OREGON CITY, ORE. 97045
 REGISTERED PROFESSIONAL LAND SURVEYOR

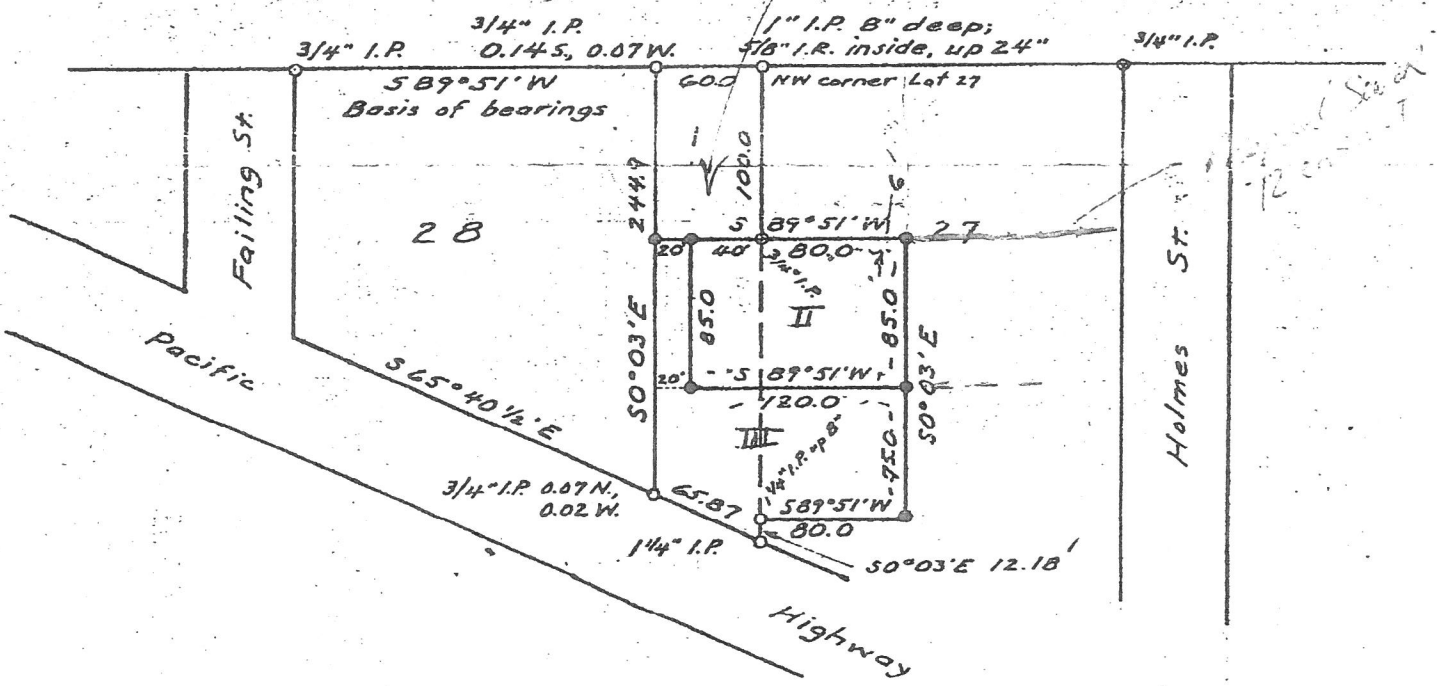
Drawn by P.M. Job. No. 1031
 Checked by _____
 Field Bk. L.L. Page _____
 Client: Betty Mason

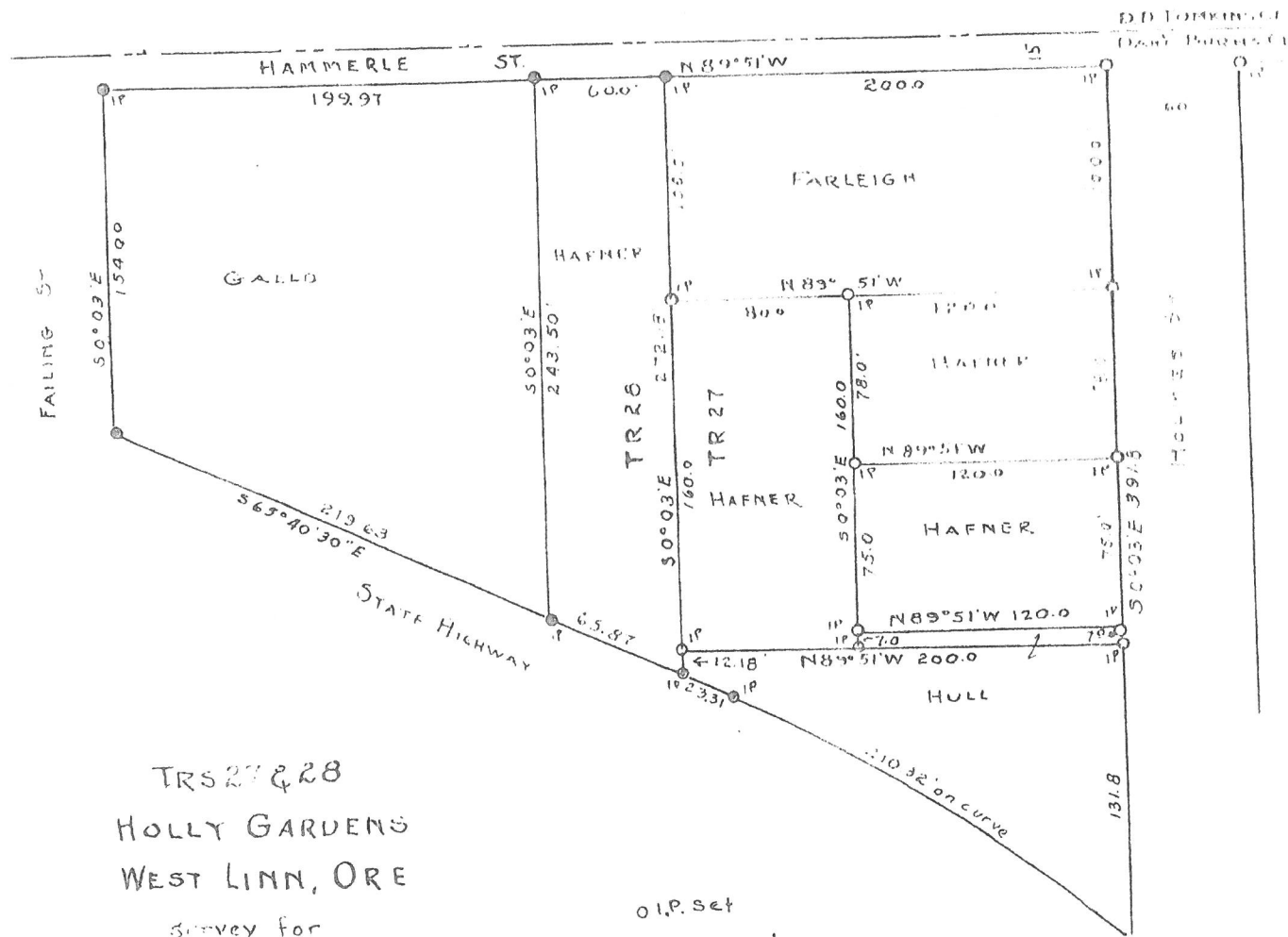


○ Found monument
 ○ Set 5/8" x 30" iron rod

REGISTERED
 OREGON
 LAND SURVEYOR
 MAY 7, 1954
 BERTELL MASON, JR.
 322

*Indicate
 DEDICATION
 Parcel # 2*





TR 27 & 28
 HOLLY GARDENS
 WEST LINN, ORE
 survey for
 Robert Hafner

○ I.P. set
 ● I.P. original

5-9-60
 R.S.M. 117

Miller

Regarding zoning variance requested
for 6085 Holmes Street.

Our son & daughter-in-law, Bryce & Kadra
Pitton, have lived in the cottage at 6085 Holmes
since 2011. They love and are part of the
neighborhood.

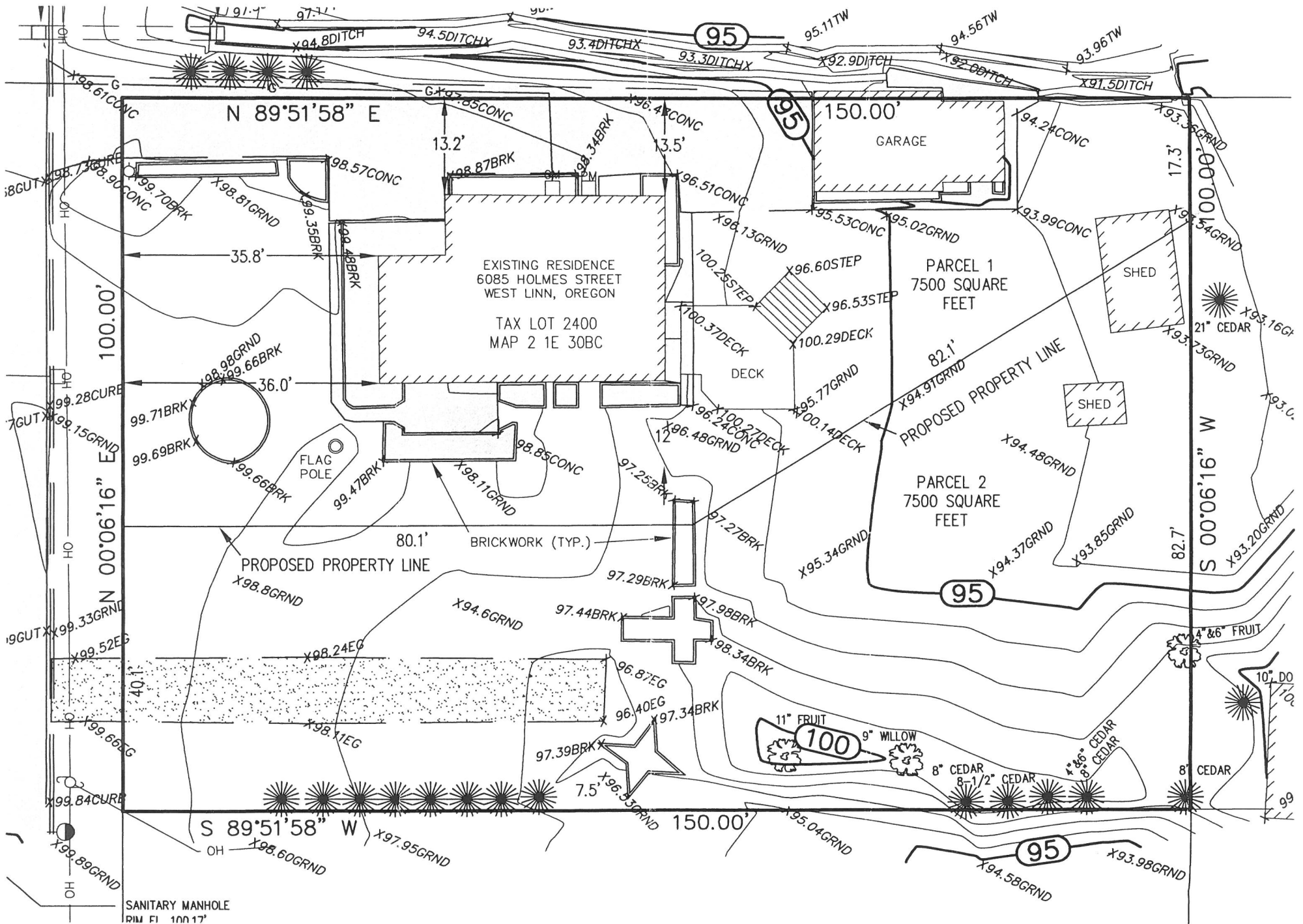
The cottage has 2 bedrooms. They now
have 5 young daughters. We have had
contractors look at the possibility of
attic rooms, finishing the basement and
also adding on to the rear of the house.
None of these ideas work. Really it just
needs to be the cottage that it is.

We would like to divide the large
lot and build them a house next door
that will accommodate their family.

One possibility for a division is
to make two 7,500 sq. ft. lots as shown
on the accompanying map.

Thank you for your consideration.

Melissa Pitton



SANITARY MANHOLE
RIM E 100.17'