



LAND USE PRE-APPLICATION CONFERENCE

Thursday, June 15, 2017

City Hall
22500 Salamo Road

Willamette Conference Room

1:30 pm **Proposed bank stabilization due to erosion requiring a Water Resource Area Protection permit**

Applicant: **Bill and Karen Stewart**

Subject Property Address: **1134 Meadowview Court**

Neighborhood Assn: **Willamette**

Planner: **Jennifer Arnold**

Project #: PA-17-24





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: 6-15-17	TIME: 1:30	PROJECT #: PA-17-24
STAFF CONTACT: Jennifer Arnold		FEE: 350

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): 1134 Meadowview Ct. West Linn, OR

Brief Description of Proposal: Seeking permission for Bank Stabilization Due to significant land erosion that supports Homes driveway, with possible placement of culvert for permanent/longterm solution.

Applicant's Name: Karen Sepich Stewart, Bill Stewart

Mailing Address: 1134 Meadowview Ct. West Linn, OR 97068

Phone No: (503) 557-8970 Email Address: KSepstew@gmail.com
 503-341-1227 mbl

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:

- Seeking immediate solution for Bank stabilization (this summer during dry weather) to prevent continued sloughing of driveway into creek. Serious potential for losing driveway if not addressed soon.
 - or - Placement of culvert - this summer.

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

Karen Sepich Stewart

Property owner's signature

5/24/17

Date

same.

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

Johnson Rd.



SOP

12" storm
pipe

storm grate.

even ditch.

Meadowview Ct
6" storm
drainage

Bank Erosion

35'

114

Bank Erosion

Driveway entry

24'

Crack

STORM



Feet
0 10

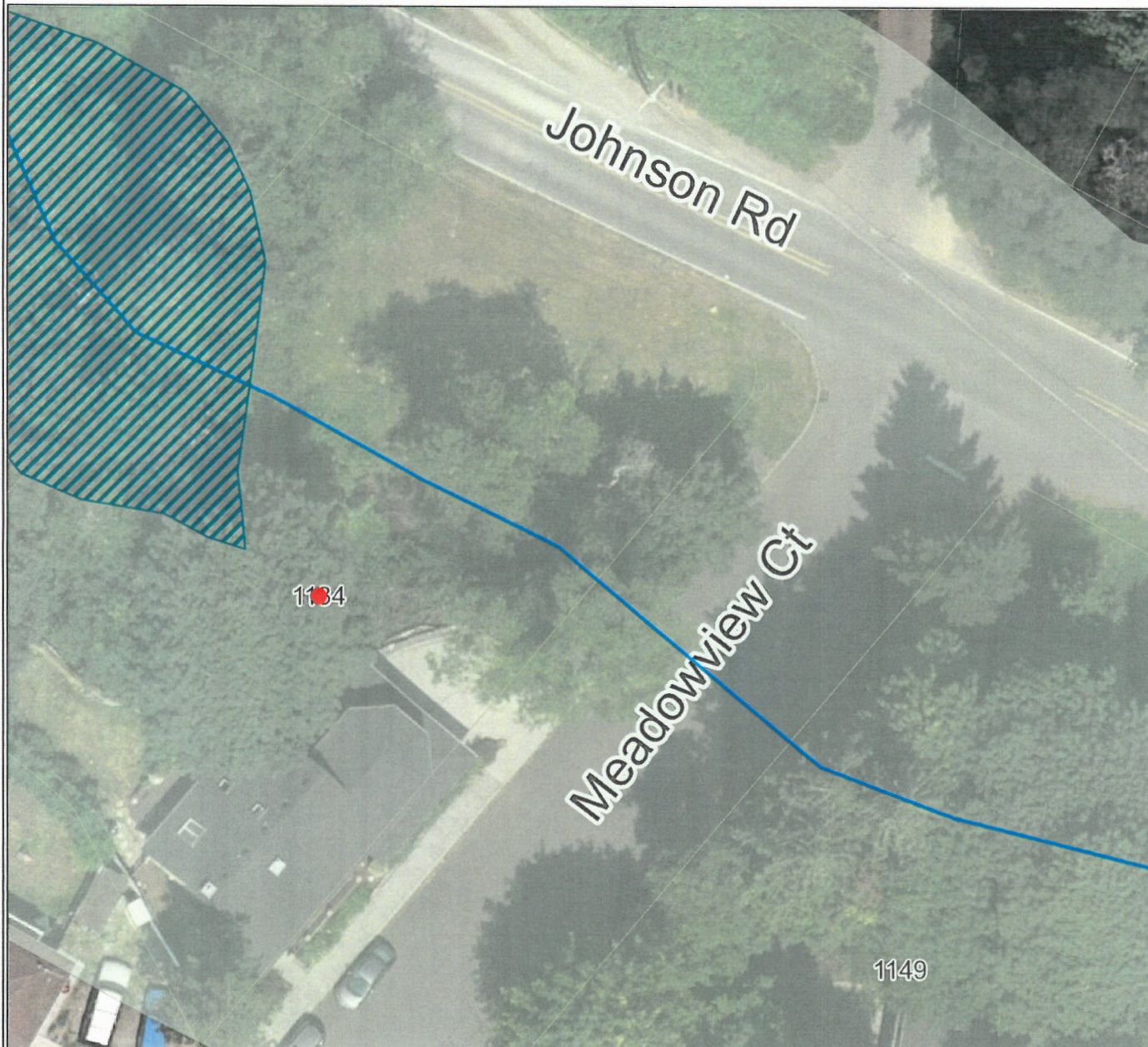
Scale 1:240 - 1 in = 20 ft
Scale is based on 8-1/2 x 11 paper size



Map created by: F-COUNTER
Date Created: 24-May-17 02:33 PM

WEST LINN GIS

DISCLAIMER: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. Map scale is approximate. Source: West Linn GIS (Geographic Information System) MapOptix.



Feet
0 15

Scale 1:360 - 1 in = 30 ft
Scale is based on 8-1/2 x 11 paper size

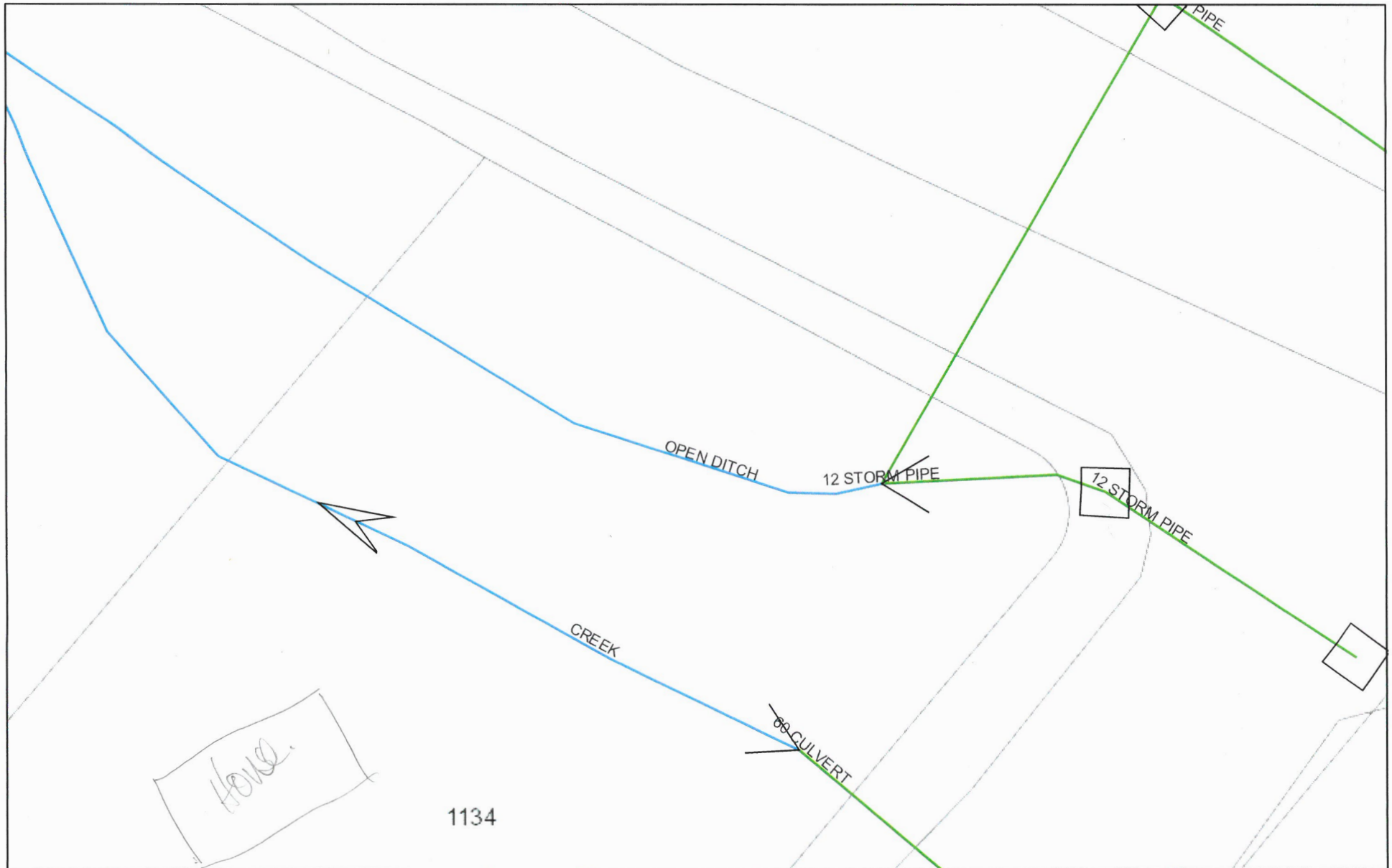


Map created by: FCOUNTER
Date Created: 24-May-17 02:34 PM

WEST LINN GIS

DISCLAIMER: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. Map scale is approximate. Source: West Linn GIS (Geographic Information System) MapOptix.

West Linn GIS Stormwater Map

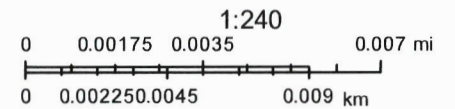


May 24, 2017

— Storm Map Symbols — Ditches and Creeks

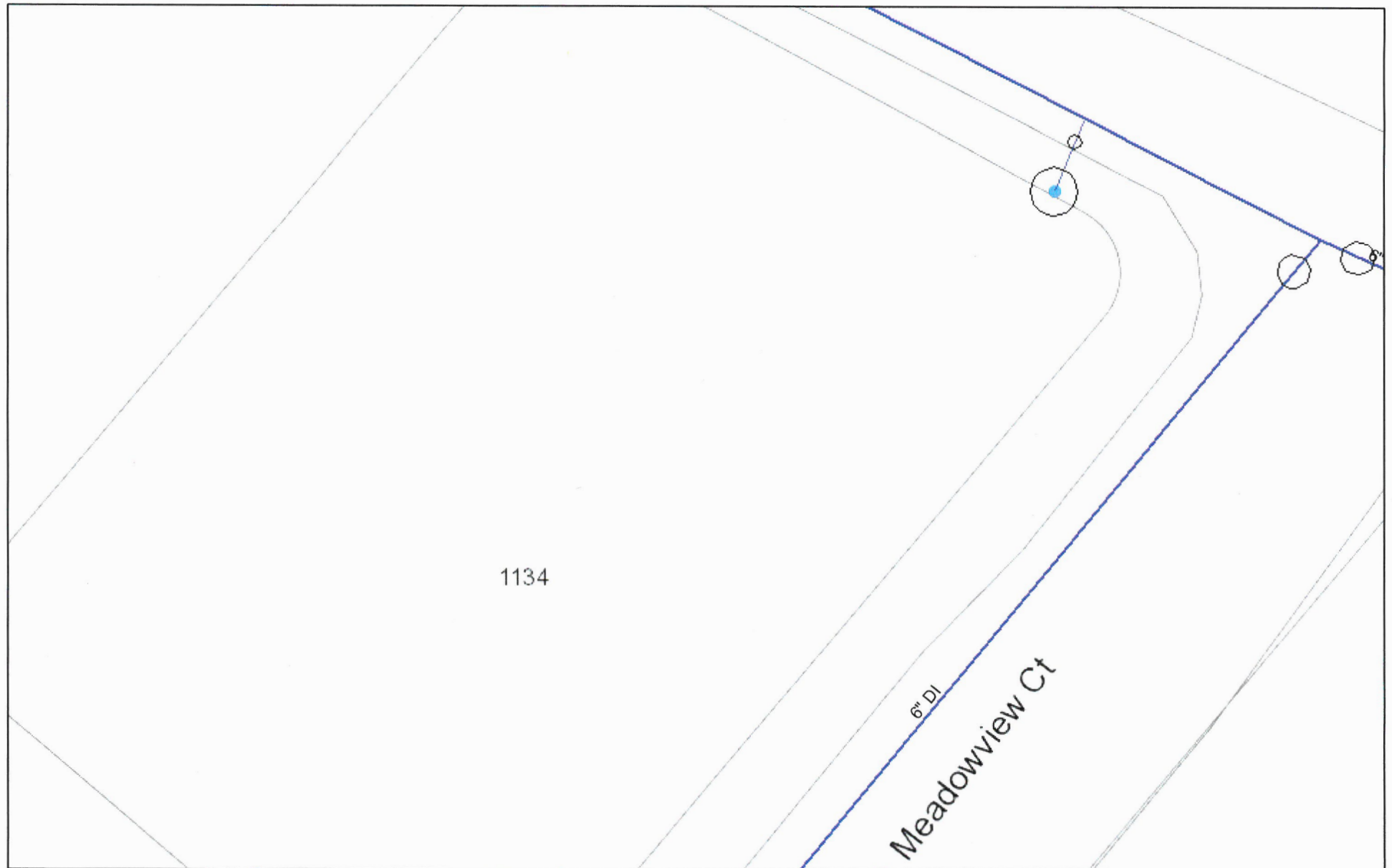
Storm Lines

— Storm Pipes



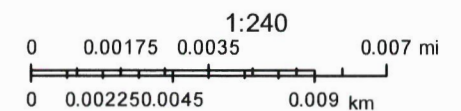
City of West Linn GIS

West Linn GIS Water Map



May 24, 2017

- Water Text Labels
- Water Map Symbols
- Water Mains
- Water Laterals
- Fire Hydrants



City of West Linn GIS

[illegible]

West Linn GIS





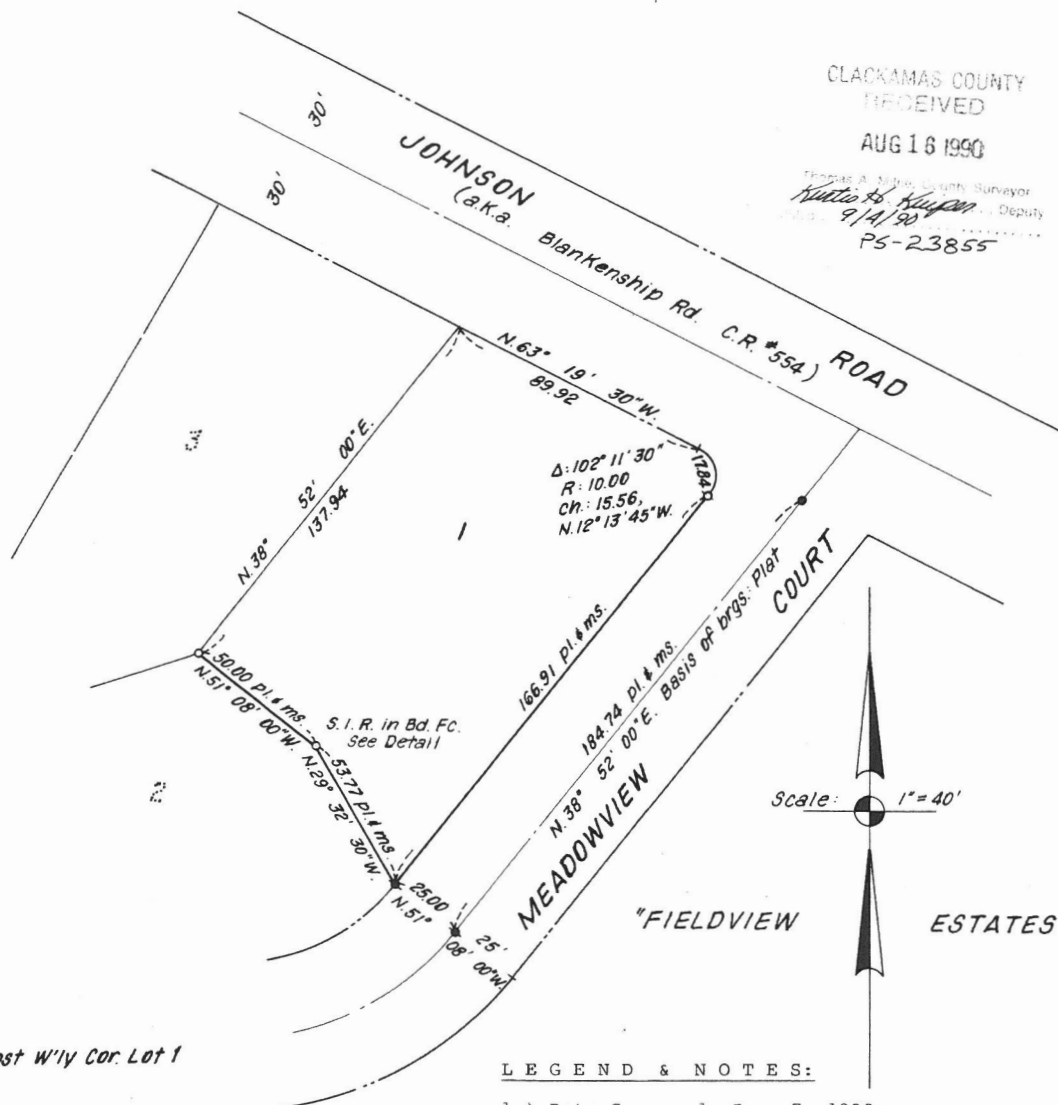




CLACKAMAS COUNTY
RECEIVED

AUG 16 1990

Thomas A. Marx, County Surveyor
Kurtis H. Kuylen, Deputy
9/14/90
PS-23855



Scale: 1\"/>

LEGEND & NOTES:

- 1.) Date Surveyed: June 7, 1990;
- 2.) "o" denotes 5/8"x30" iron rod with yellow plastic cap marked "MARX ASSOCS." set;
- 3.) "•" denotes 5/8" diameter iron rod found per the plat of "MEADOWVIEW ESTATES";
- 4.) "pl." denotes "plat"; "ms." denotes "measured" and "Bd. Fc." denotes "Board Fence";
- 5.) Basis of bearings: As shown.

NARRATIVE:

The purpose of this survey was to establish and mark a portion of the boundaries of Lot 1 in the duly recorded plat of "MEADOWVIEW ESTATES".

Monuments shown found were held and when measured fit plat angle and distance as noted on the attached map of survey. From said held monumentation, held plat angles and distances to set corners of Lot 1 as requested by Client.

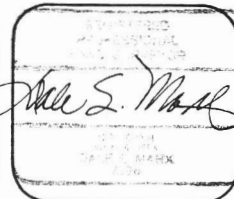
**Board Fence
Encroachment
Detail**
Scale: 1\"/>

MAP of SURVEY of a Portion of LOT 1, "MEADOWVIEW ESTATES"
Situating in the Northeast 1/4 of Section 34, T. 2 S., R. 1 E., of the W.M. in
Clackamas County, Oregon

MARX
ASSOCIATES

18615
5000 Burnside • P.O. Box 565 • Gresham, Oregon 97030 • (503) 667-5550

checked by dm3
drawn by dm3: 6/21/90
account no. 90-060



PS-23855 (B)