



## LAND USE PRE-APPLICATION CONFERENCE

**Thursday, August 16, 2018**

**City Hall  
22500 Salamo Road**

**Willamette Conference Room**

**10:00 am     Proposed 10 or 11-Lot Subdivision**

**Applicant:    Hsiao Chun Chiang**

**Subject Property Address: 22864 Weatherhill Road**

**Neighborhood Assn: Savanna Oaks**

**Planner: Jennifer Arnold**

**Project #: PA-18-23**





CITY OF

West Linn

Planning & Development • 22500 Salamo Rd #1000 • West Linn, Oregon 97068  
 Telephone 503.742.6060 • Fax 503.742.8655 • westlinnoregon.gov

## PRE-APPLICATION CONFERENCE

### THIS SECTION FOR STAFF COMPLETION

CONFERENCE DATE: <u>8-16-18</u>	TIME: <u>10:00 am</u>	PROJECT #: <u>PA-18-23</u>
STAFF CONTACT: <u>Jennifer Arnold</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 15 days in advance of the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): 2S1E35B00401, 2S1E35B00403, 21E35AB08500, 21E35B00493

Brief Description of Proposal: Development Review Application for a proposed 10 or 11 lot subdivision. As part of the Subdivision (SUB) application, the applicant proposes to subdivide the combined 4 tax lots into a total of 10 or 11 lots. The subdivision will include a roadway connection to Satter Street.

Applicant's Name: Hsiao-Chun Chiang  
Kevin Chiang

Mailing Address: 22864 Weatherhill Road, West Linn, OR 97068

Phone No: (971)219-9839

Email Address: vc5393@gmail.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:

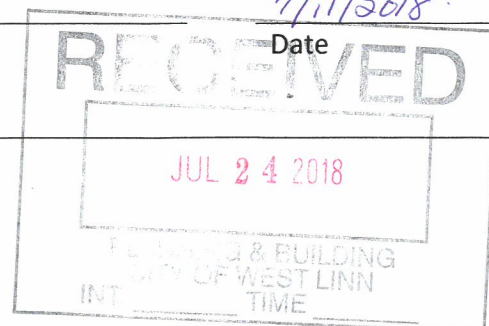
All questions and issues are conveyed on a separate sheet – see attached.

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

Kevin Chiang  
 Property owner's signature

22864 Weatherhill Road, West Linn, OR 97068

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



# **Weatherhill Road Subdivision**

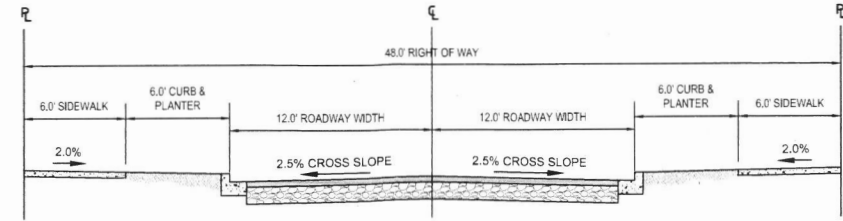
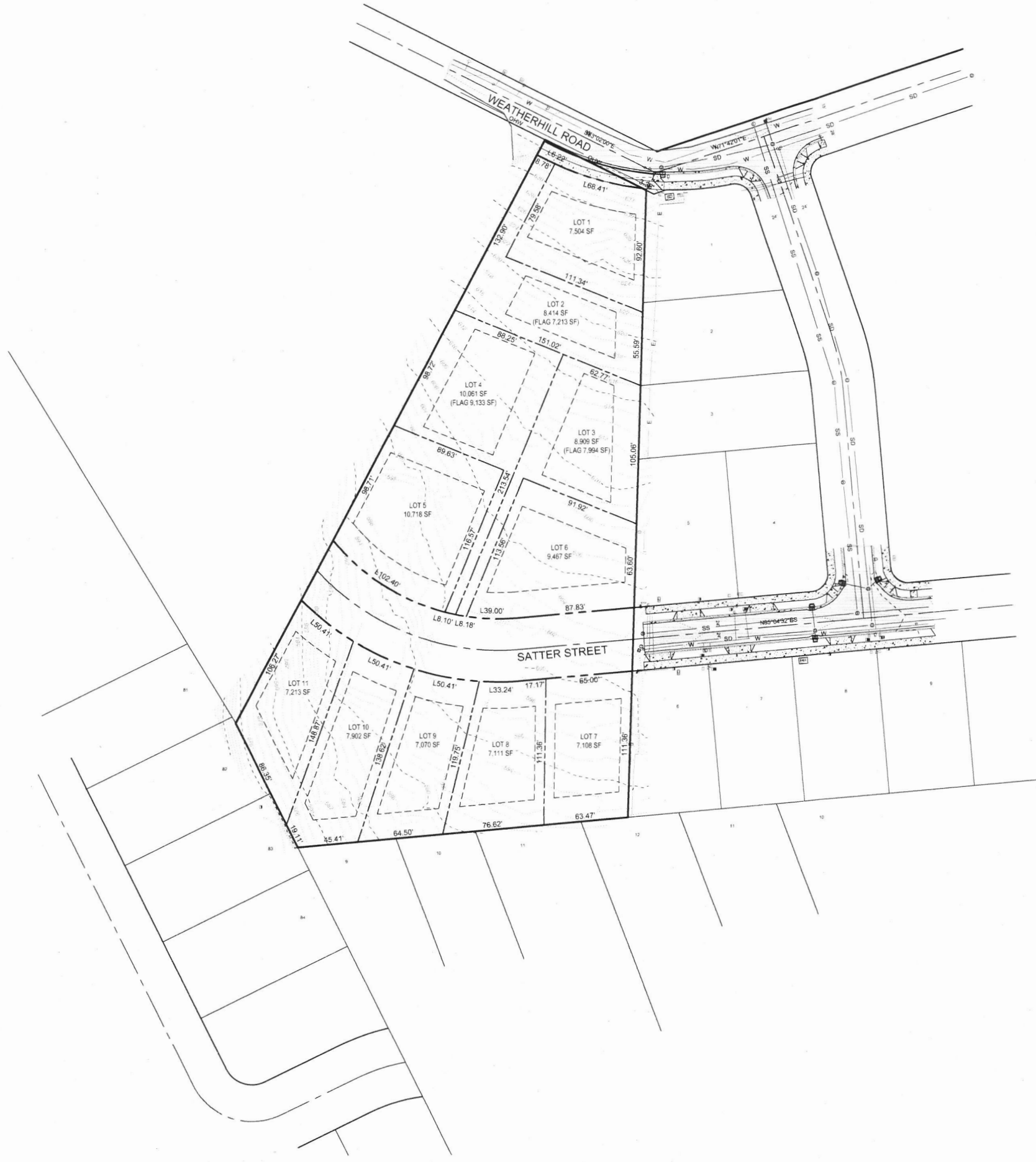
## **22864 Weatherhill Road**

### **Pre-Application Conference Request – Questions and Issues**

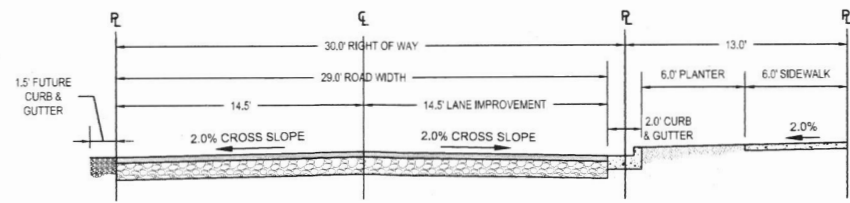
- Please confirm applicable Code sections for the application. This should include a list of any applicable Chapters from the West Linn CDC.
- Please confirm all required land use applications and eventual permits required for the project.
- Please confirm all required reports necessary for a complete land use application, including any requirements for a Traffic Letter or Traffic Impact Analysis.
- Confirmation that the team arborist will be coordinating with the City on significant tree location and clusters.
- Is lot grading allowed at the time of the Public Improvements?
- The west end of Satter Street is elevated in relation to existing grade for gravity utility purposes. Are there any limitations on wall height at the property line, or lot frontage to improved right-of-way?
- Is a street lighting photometric plan required with the land use application, or can we note on the plan that any required lighting will be designed in compliance with applicable standards?
- Please confirm landscape requirements for the project, if any.
- Please confirm specific requirements for off-site improvements, including specific citations from the CDC.
- Please confirm minimum and maximum density requirements for the site.
- Will neighbors/neighborhood association representatives be attending the pre-application conference?
- Will City staff be attending the neighborhood meeting?
- Are there suggestions for venues for the neighborhood meeting?



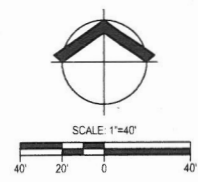
Pkg Stamp: 7/23/2018 11:27:41 AM - Russell Montgomery  
File: W:\21713630\CAD\Civil\_D\1163-DD-SITE\_B.dwg, Tab: Layout1



TYPICAL SECTION (DETACHED WALK) - SATTER STREET  
NOT TO SCALE



TYPICAL SECTION (DETACHED WALK) - WEATHERHILL ROAD IMPROVEMENTS  
NOT TO SCALE



LAND USE APPLICATION

11 LOT SITE PLAN

22864 WEATHERHILL ROAD SUBDIVISION

MAIN SOURCE MANAGEMENT LLC

WEST LINN, OREGON

FOR INFORMATION ONLY

DATE	07/20/2018
DRAWN	MAW
DESIGNED	RPM
CHECKED	RPM
PROJECT #	21713630
SHEET TITLE	

SHEET NUMBER  
1 OF 1



PORTLAND  
6720 SW MACADAM AVE., STE 200, PORTLAND, OR 97219  
TEL: (503) 419-2500 FAX: (503) 419-2600  
www.cardno.com