

**City of West Linn**  
**PRE-APPLICATION CONFERENCE MEETING**  
**SUMMARY NOTES**  
**August 16, 2018**

SUBJECT: Proposed Planned Unit Development at 1200 Tamarisk Drive

FILE: PA-18-24

ATTENDEES: Applicant: Zack Pelz and Monty Hurley (AKS); Michael Anders and David Force (Lennar)  
Staff: Darren Wyss and John Boyd, (Planning); Erich Lais (Engineering); Ty Darby (TVF&R)

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*The following is a summary of the meeting discussion provided to you from staff meeting notes. Additional information may be provided to address any "follow-up" items identified during the meeting. These comments are PRELIMINARY in nature. Please contact the Planning Department with any questions regarding approval criteria, submittal requirements, or any other planning-related items. Please note disclaimer statement below.*

Project Details

Site Address: 1200 Tamarisk Drive

Tax Not No.: 2S 1E 34A tax lots 600 and 700

Site Area: 15.6 acres

Neighborhood: Willamette

Comp. Plan: Low Density Residential

Zoning: R-10: Single-Family Residential, Detached  
R-15: Single-Family Residential, Detached

Environmental Overlays: Water Resource Area, Habitat Conservation Area

Applicable CDC Chapters: Chapter 10, R-15 Zoning; Chapter 11, R-10 Zoning; Chapter 24, Planned Unit Development; Chapter 28, Willamette and Tualatin River Protection; Chapter 32, Water Resource Area Protection; Chapter 48, Access, Egress, and Circulation, Chapter 85, General Provisions, and Chapter 92, Required Improvements

Summary

The applicant proposes a planned unit development from two currently vacant parcels, for the purpose of constructing single-family homes. This use is permitted outright. There are two creek drainages and associated wetlands that traverse the site from north to south. The site is predominately covered by tree canopy outside of the creek drainages. The allowed density would be calculated per the Planned Unit Development Chapter through the process of transferring density from the protected resource areas.

A public street built to City-standards is required for access. The West Linn Transportation System Plan requires street connectivity between the Tamarisk Drive stub (a local street functional class) and Woodbine Road. The creek drainages/wetlands will require an appropriate buffer as found in CDC Chapter 32. The proposed site also contains a Habitat Conservation Area (HCA) and requires addressing CDC Chapter 28. A significant tree inventory is required. Please contact the City Arborist to coordinate a significance determination.

There are existing water and sanitary sewer lines in Tamarisk Drive adjacent to the proposed site. Sanitary sewer would require pumping up to Tamarisk Drive. Water service from Tamarisk Drive may be required to loop through the site and connect to the existing water line in Johnson Road. There is an existing stormwater pipe that runs under I-205.

Engineering Comments: contact Erich Lais at [elais@westlinnoregon.gov](mailto:elais@westlinnoregon.gov) or 503-722-3434

Tualatin Valley Fire & Rescue Comments: contact Ty Darby at [ty.darby@tvfr.com](mailto:ty.darby@tvfr.com) or 503-259-1409

## Process

The proposal will require an application for Planned Unit Development, Water Resource Area Permit, and Habitat Conservation Area Permit. All three can be processed at the same time during a public hearing before the Planning Commission. Please address the submittal requirements and responses to the criteria of CDC Chapters 24 and 85 and associated/referenced regulations in Chapters 10, 11, 28, 32, 48, and 92. N/A is not an acceptable response to the approval criteria.

Required specialist studies include an arborist's tree inventory, wetland and stream delineation, geotechnical (including drainage) report, and a traffic study.

Submittal requirements may be waived by the Planning Manager following a request by the applicant. Such a request must identify the specific grounds for the waiver and must be submitted to the Planning Manager (or designee) in letter form (email is acceptable).

A neighborhood meeting is required per 99.038.

The applicant was advised of the expedited process as outlined in HB 3223.

The deposit for a Planned Unit Development is \$4,200 plus \$400 per acre. There is a \$500 inspection fee for the PUD. Water Resource Area Permit is \$1,850 deposit plus a \$250 inspection fee. The Habitat Conservation Area Permit requires a \$1,700 deposit. The final plat fee is \$2,000.

You may access the West Linn Community Development Code (CDC) online at <http://westlinnoregon.gov/cdc>.

Once the application and deposit/fee are submitted, the City has 30 days to determine if the application is complete or not. If the application is not complete, the applicant has 180 days to make it complete or provide written notice to staff that no other information will be provided.

Once the submittal is declared complete, staff will prepare a staff report and schedule a public hearing date for the Planning Commission review. There is a 14-day window following the decision to appeal the decision to City Council. If no appeal has been received by the close of the appeal period, the Planning Commission's decision is final and the applicant may move forward with the development of their proposal.

Pre-application notes are void after 18 months. After 18 months with no application approved or in process, a new pre-application conference is required.

***Typical land use applications can take 6-10 months from beginning to end.***

**DISCLAIMER:** This summary discussion covers issues identified to date. It does not imply that these are the only issues. The burden of proof is on the applicant to demonstrate that all approval criteria have been met. These notes do not constitute an endorsement of the proposed application ***or provide any assurance of potential outcomes***. Staff responses are based on limited material presented at this pre-application meeting. New issues, requirements, etc. could emerge as the application is developed. Pre-application notes are void after 18 months. After 18 months with no application approved or in process, a new pre-application conference is required. Any changes to the CDC standards may require a different design or submittal.