LAND USE PRE-APPLICATION CONFERENCE

Thursday, September 6, 2018

City Hall
22500 Salamo Road

Willamette Conference Room

10:00 am   Proposed 12-lot subdivision in an R-7 zone

Applicant: Steve Miller, Emerio Design

Subject Property Address: 22870 Weatherhill Road

Neighborhood Assn: Savanna Oaks

Planner: Jennifer Arnold   **Project #: PA-18-25**

PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: 9/6/18	**TIME:** 10:00	**PROJECT #:** PA-18-25
STAFF CONTACT: Jennifer Arnold		**FEE:** 1800

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): 22870 Weatherhill Rd. / 2S1E35B; TL 405

Brief Description of Proposal: 12-Lot residential subdivision in the R-7 zone.
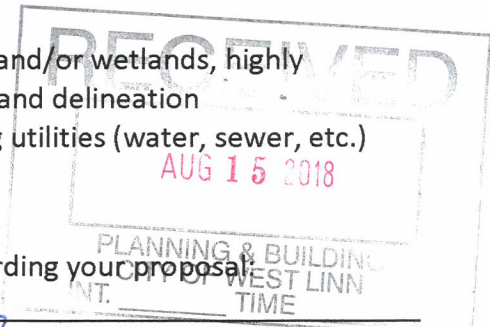
Applicant's Name: Emerio Design, LLC – Steve Miller

Mailing Address: 6445 SW Fallbrook Pl., Suite 100, Beaverton, OR 97008

Phone No: (541) 318-7487   Email Address: stevem@emeriodesign.com

Please attach additional materials relating to your proposal including a site plan on paper <u>up to 11 x 17 inches in size</u> 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.)

RECEIVED
AUG 15 2018
PLANNING & BUILDING
CITY OF WEST LINN

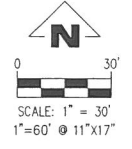Please list any questions or issues that you may have for city staff regarding your proposal:
• Row dedication
• Use of City Storm water Tract for Sewer
• Setback Lot coverage variences

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

David E. Dean Diana E. Dean   8/15/18
Property owner's signature   Date

David E. Dean; Diana E. Dean, 22870 Weatherhill Rd West. Linn
Property owner's printed name and mailing address
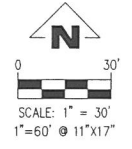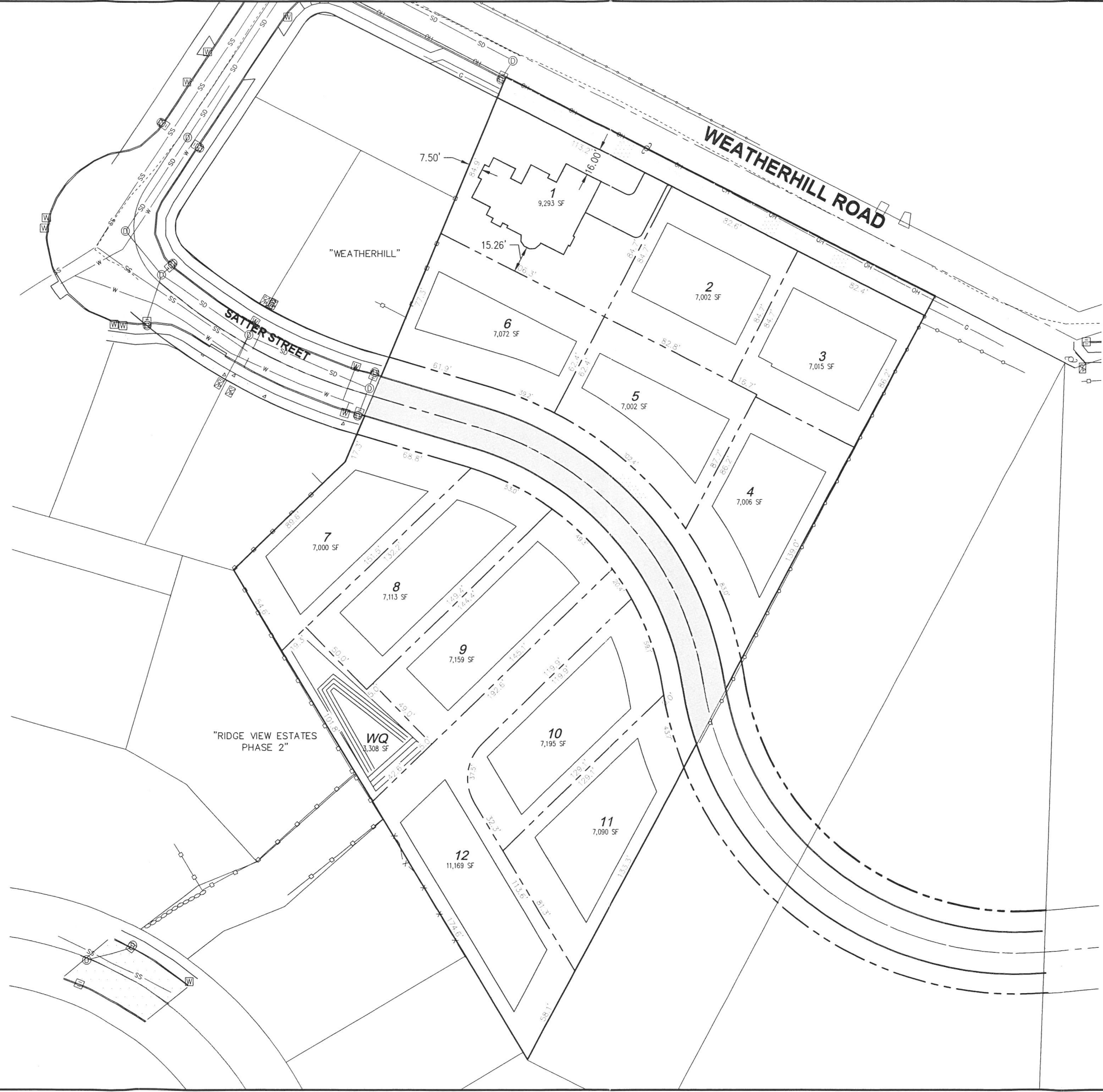(if different from above)

WEATHERHILL ROAD

SATTER STREET

"WEATHERHILL"

"RIDGE VIEW ESTATES PHASE 2"

7.50'

15.26'

1
9,293 SF

2
7,002 SF

3
7,015 SF

4
7,006 SF

5
7,002 SF

6
7,072 SF

7
7,000 SF

8
7,113 SF

9
7,159 SF

10
7,195 SF

11
7,090 SF

12
11,169 SF

WQ
8,308 SF

22870 S WEATHERHILL ROAD
TAX MAP T2S R1E 35B
TAX LOT 405
WEST LINN, OREGON

EXHIBIT

REVISIONS
NO. | DATE | DESCRIPTION

N

SCALE: 1" = 30'
1"=60' @ 11"X17"
0   30'

SHEET
1
OF
1

DESIGN STAFF, Plotted: Aug 06, 2018 - 2:03pm, P:\463-003 Weatherhill Road Phase 1\dwg\xref\463-003plot-014-ULI.dwg

N

SCALE: 1" = 30'
0   30'
1"=60' @ 11"X17"

WEATHERHILL ROAD

"WEATHERHILL"

SATTER STREET

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"RIDGE VIEW ESTATES
PHASE 2"

REVISIONS

NO. | DATE | DESCRIPTION

22870 S WEATHERHILL ROAD

TAX MAP T2S R1E 35B
TAX LOT 405
WEST LINN, OREGON

EXHIBIT

SHEET
1
OF
1