



## LAND USE PRE-APPLICATION CONFERENCE

**Thursday, March 7, 2019**

**City Hall  
22500 Salamo Road**

**Willamette Conference Room**

**1:30 pm**      **Proposed construction of an 80-unit senior care/independent living facility**

**Applicant:**    **Andrew Tull, 3J Consulting**

**Subject Property Address:**    **22915 Weatherhill Road**

**Neighborhood Assn:**    **Savanna Oaks**

**Planner:**    **Darren Wyss**

**Project #: PA-19-03**





## PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: <u>3-7-19</u>	TIME: <u>1:30pm</u>	PROJECT #: <u>PA-19-03</u>
STAFF CONTACT: <u>Darren Wyss</u>	FEE: <u>1000-</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): 2s1e35b 00101

Brief Description of Proposal: Applicant proposes to construct an 80 unit senior care/independent living facility.

Applicant's Name: Andrew Tull

Mailing Address: 5075 SW Griffith Drive, Suite 150 Beaverton, OR 97005

Phone No: (503) 545-1907

Email Address: andrew.tull@3j-consulting.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:  
Please see the attached letter.

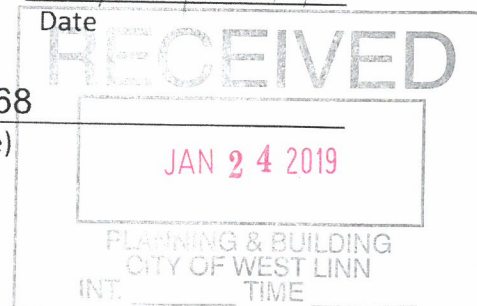
By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

David Hardy  
Property owner's signature

01/22/2019  
Date

David Hardy 22915 S Weatherhill Road West Linn, OR 97068

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





## 3J CONSULTING

5075 SW GRIFFITH DRIVE, SUITE 150

BEAVERTON, OREGON 97005

PH: (503) 946.9365

WWW.3J-CONSULTING.COM

January 24, 2019

Mr. John Boyd  
Planning Manager  
City of West Linn  
Planning Department  
2250 Salamo Road  
West Linn, OR 97068

### **Tanner Springs Independent Living West Linn, Oregon**

Dear John,

This letter has been prepared in order to request a pre-application conference to discuss the potential development of a property along Weatherhill Road. The property is known as taxlot number 2s1e35b 00101. The 3.75 acre property is currently proceeding through the City's annexation process. The Applicants are currently exploring options for development of the site as an Independent Living Facility and would appreciate the opportunity to meet with Staff.

The following questions have been prepared to solicit specific feedback on any future application:

1. Please confirm the extent of any required improvements or dedications along Weatherhill Road.
2. Please review and comment upon the proposed site plan with regard to building placement, access, and circulation.
3. Please confirm whether any specialist reports will be required to process a land use application for this project. Will a Geotechnical Report, Traffic Impact Analysis, Arborist Report or other specialist studies be required?
4. Please confirm the land use review process and the applicable review criteria for the project.
5. Please be prepared to discuss any restrictions which the City's code may have in place over the use of senior care facilities, independent living facilities, congregate care facilities or memory care facilities.

Please feel free to give me a call if you have any questions or need any additional clarification.

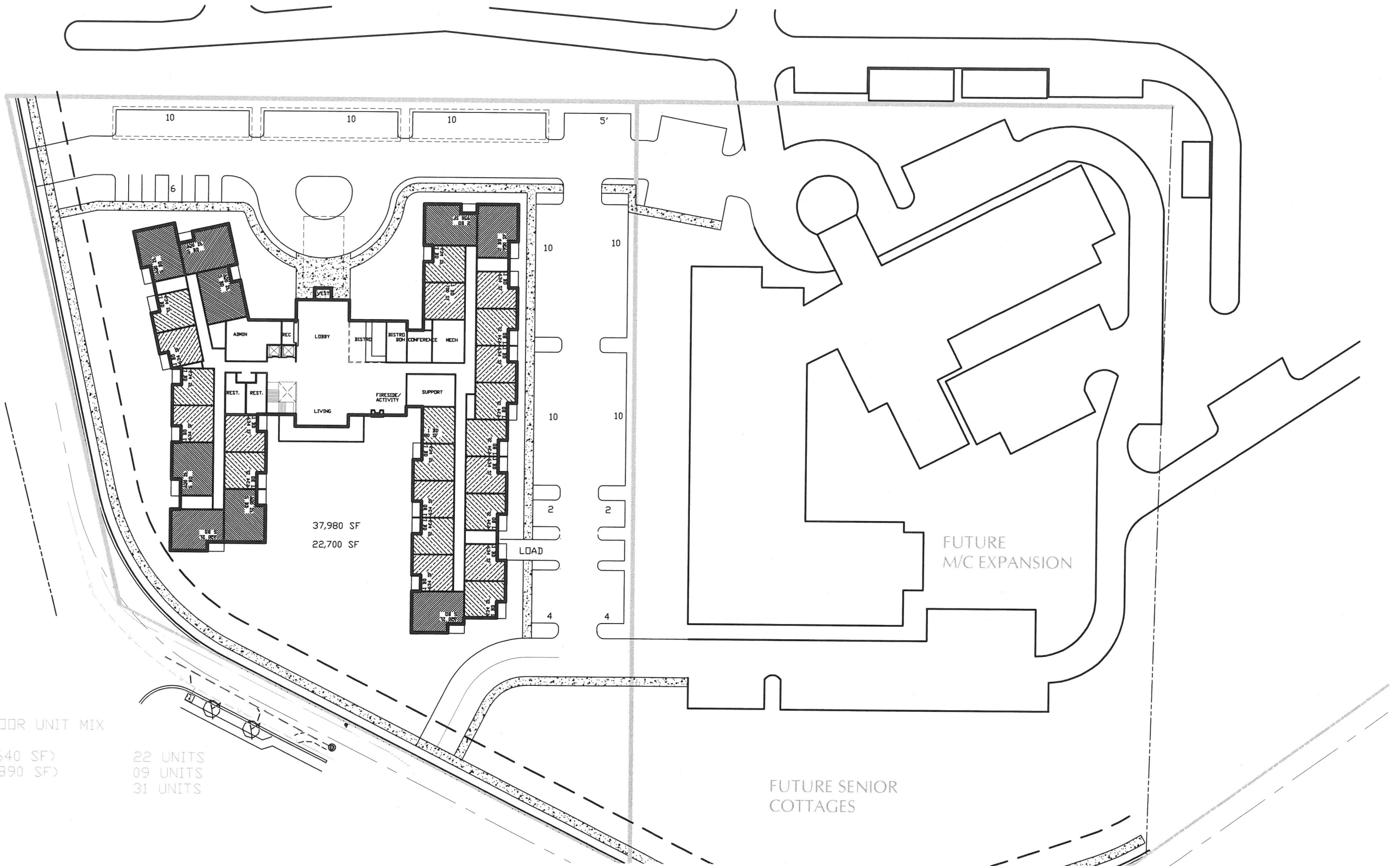
Sincerely,



Andrew Tull  
Principal Planner  
3J Consulting, Inc.

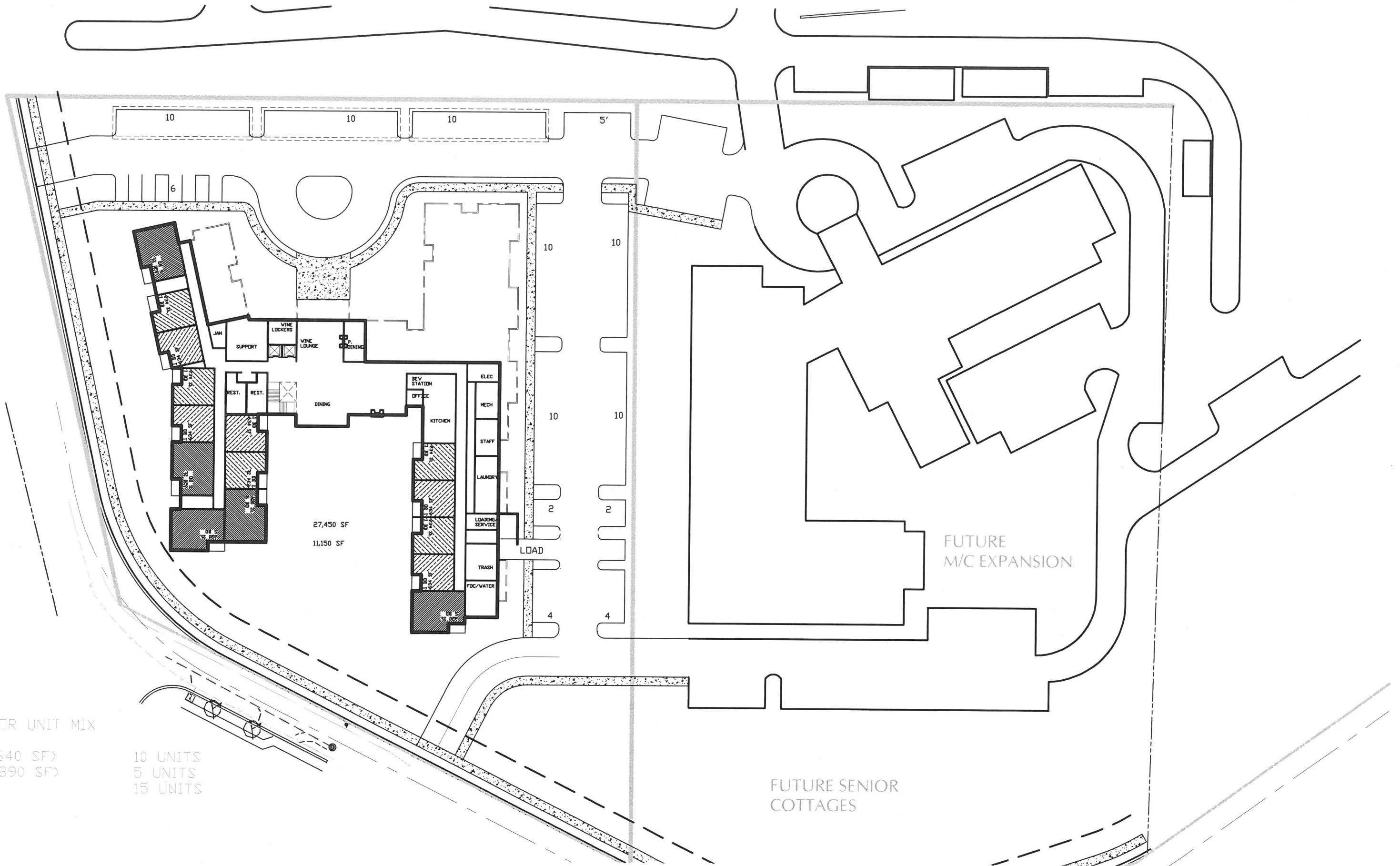
copy: File











#### B1 FLOOR UNIT MIX

1 BD (640 SF)  
2 BD (890 SF)  
TOTAL

10 UNITS  
5 UNITS  
15 UNITS











TANNER SPRING II    PRELIMINARY MASSING 01.21.2019  
WEST LINN, OREGON