



LAND USE PRE-APPLICATION CONFERENCE

Wednesday, December 16, 2020

Webex*

11:00 am: Proposed lot line adjustment and minor partition with public trail extension. City taking ownership of the Heron Creek Riparian Corridor. Private drive improvements to serve 5 lots.

Applicant: Jenai Fitzpatrick, applicant representative and Jim Stallcup, property owner

Property Address: 4510, 4600, 4622 Mapleton Drive

Neighborhood Assn: Robinwood

Planner: Chris Myers cmyers@westlinnoregon.gov

Project #: PA-20-18



PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION

CONFERENCE DATE: 12/16/20	TIME: 11:00am	PROJECT #: PA-20-18
STAFF CONTACT: Chris Myers cmyers@westlinnoregon.gov		FEE: \$350

Pre-application conferences occur on the first and third Wednesdays 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 by 4:00pm at least **15** days before the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): 4510, 4600 & 4622 MAPLETON DRIVE

Brief Description of Proposal: LOT LINE ADJUSTMENT (2), MINOR PARTITION (2) & TRAIL SYSTEM EXTENSION W/ CITY TAKING OWNERSHIP OF HERON CREEK RIFARIAN CORRIDOR. PRIVATE DRIVE IMPROVEMENTS TO SERVE 5 LOTS.

Applicant's Name: FITZDESIGN GROUP - JENAI FITZPATRICK

Mailing Address: 11651 SE 129th AVE

Phone No: (971) 236-1604 Email Address: jenai@fdgpnw.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 REFER TO NARRATIVE

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

Property owner's signature

Date

28 NOV 2020

JIM STALLCOP - 4622 MAPLETON DR WEST LINN, OR 97068

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

City of West Linn, Planning Department
22500 Salamo Rd.
West Linn, Oregon 97068

RE: Pre-Application Conference Request for 4600 Mapleton Drive

The intention of this preapplication conference is to review both the developable options and city parks department interest in Tax lots 2400, 2401 & 2500 (refer to TaxMap_03_2s1e24ac.pdf). All three tax lots have a single entry, one tax lot wants to divide, another wants to portion off land for city use and the last wishes to remain nearly untouched. Coming in with these multiple maps, documents and items numbers below is our humble attempt to aid the email and Zoom based conversations we are living during this Covid-19 era. Please don't hesitate to call or email the above contact for clarification or any additional documentation.

1. The riparian corridor of Heron Creek zone of Heron Creek meanders through TL#2401 and TL#2500 (refer to "SigRiparian2007.01.02.pdf"). The end goal is to transfer ownership of these areas to the city for trail connectivity (refer to "ParksMap-Trails.png") and riparian protection while maintaining the developable land for single family home construction.
2. To accomplish this the initial proposal is a lot line adjustment to transfer 0.53 acres from TL#2401 to TL#2400 (refer to "LLA TL#2400" page3/7). Followed by a minor partition of TL#2400 into 3 lots (refer to "MIP TL#2400" page4/7).
3. While TL#2401 is currently able to fit 3 buildable lots the owner desires to retain his primary residence which straddles all lots making it undividable without demolition. However a separate lot line adjustment transferring 0.07 acres from TL#2401 to TL#2500 is desired to eliminate the excess square footage in the flagpole portion of TL2401 (refer to "LLA TL#2500" page5/7). This will enable the sole care of vegetation along his driveway frontage. The most easterly 55' of TL#2500 has been earmarked for city transfer at a future date.
4. If the city has interest in ownership of this portion of the Heron Creek riparian corridor, TL#2401 could undergo a minor partition (refer to "MIP TL#2401" page6/7) placing the shared easement and buildable lot, currently occupied by hay barn as TL#2401-B leaving the remaining for city as shown TL#240A. The following items are dependent on city possession of riparian corridor.
 - a. Since TL#2401 contains an existing pathway (refer to green linework on "Existing Conditions" page 2/7) from top of bank to creek's edge, a pedestrian connection to Mary S. Young Park trail system seems feasible.
 - b. If item "a" above is desired by city the owner may be willing to construct a dedicated pedestrian route in conjunction with the shared driveway for public use



along the easterly boundary of TL#2400 (refer to "Access & Utility Schematic" page 7/7).

- c. Mapleton Drive includes portions of suitable pedestrian circulation west of existing driveway but is not continuous on either side of street. The new water treatment plant north west of site provides a trail connection north to Kenthorpe Way (refer to "ParksMap-Trails.png"). In order to avoid unnecessary tree loss and excessive grading along the northern boundary of TL#2400 it is proposed that in-lieu-of fees be assessed for a future asphalt "separated sidewalk" to be built in this area as part of a future city pedestrian circulation project.
5. The existing utility & access easements (refer to "TL2400_Ease_1978.01.20.pdf" & "TL2401_Ease_1978.01.20.pdf") will be expanded to provide for shared 2-way driveway connection to Mapleton Drive and a fire turnaround (refer to "Shared Easement" page 7/7). All access and utility easements will benefit the existing and future residential use of tax lots currently known as 2400, 2401 & 2500.

Attachments

PreAppConfMaps_01-07.pdf
TL2400_Ease_1978.01.20.pdf
TL2401_Ease_1978.01.20.pdf
SigRiparian2007.01.02.pdf
ParksMap-Trails.png
TaxMap_03_2s1e24ac.pdf





EXISTING CONDITIONS W/ 2006 TOPO OVERLAY

SCALE 1" = 60'
WHEN PRINTED ON 11"X17"

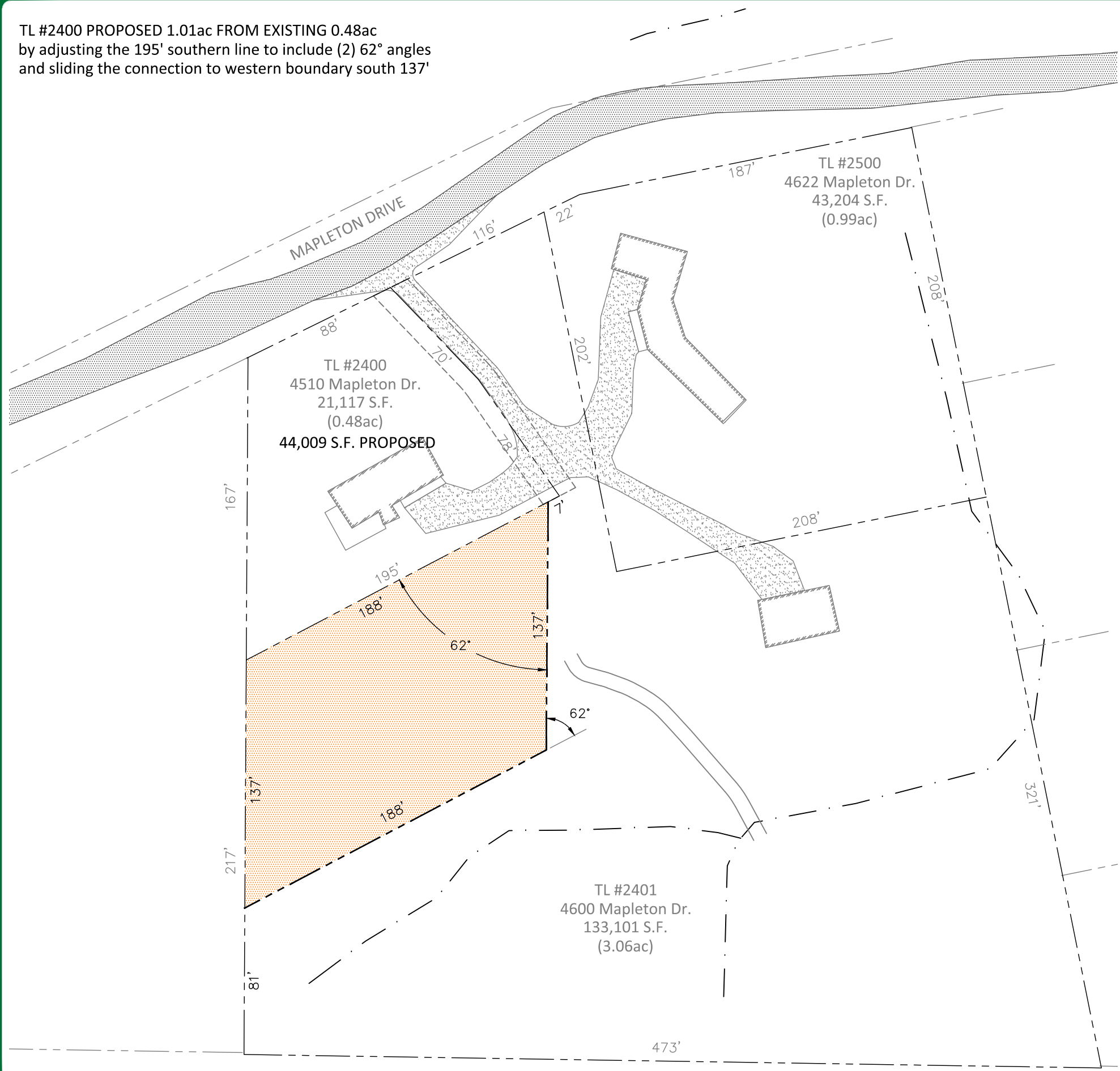
0 60 120 Feet

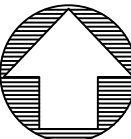
- EXISTING LEGEND
- BOUNDARY LINE
 - R/W CENTERLINE
 - EDGE OF PAVEMENT
 - CONCRETE
 - TOP OF SLOPE
 - CREEK
 - DITCH
 - EASEMENT
 - GRAVEL
 - BUILDING
 - SANITARY LINE
 - STORM LINE
 - WATER LINE
 - POWER LINE

EXISTING CONDITIONS WITH 2006 TOPO OVERLAY PREAPPLICATION CONFERENCE

Site Analysis for
Heron Creek Homes
Tax Map T.2S. R.2E. 24AC
Tax Lot 2400, 2401 & 2500
West Linn, OR 97068

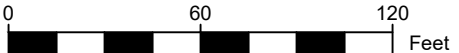
TL #2400 PROPOSED 1.01ac FROM EXISTING 0.48ac
by adjusting the 195' southern line to include (2) 62° angles
and sliding the connection to western boundary south 137'





LLA TL#2400

SCALE 1" = 60'
WHEN PRINTED ON 11"X17"




- EXISTING LEGEND**

 - BOUNDARY LINE
 - R/W CENTERLINE
 - EDGE OF PAVEMENT
 - CONCRETE
 - TOP OF SLOPE
 - CREEK
 - DITCH
 - EASEMENT
 - GRAVEL
 - BUILDING
 - SANITARY LINE
 - STORM LINE
 - WATER LINE
 - POWER LINE
- PROPOSED LEGEND**

 - LOT LINE
 - CENTERLINE
 - ASPHALT PAVEMENT
 - CONCRETE PAVEMENT
 - SET BACK
 - CURB
 - EASEMENT
 - SANITARY LINE
 - STORM LINE
 - WATER LINE
 - POWER LINE
 - W.Q. AREA

DRAWING NO.

3 OF 7

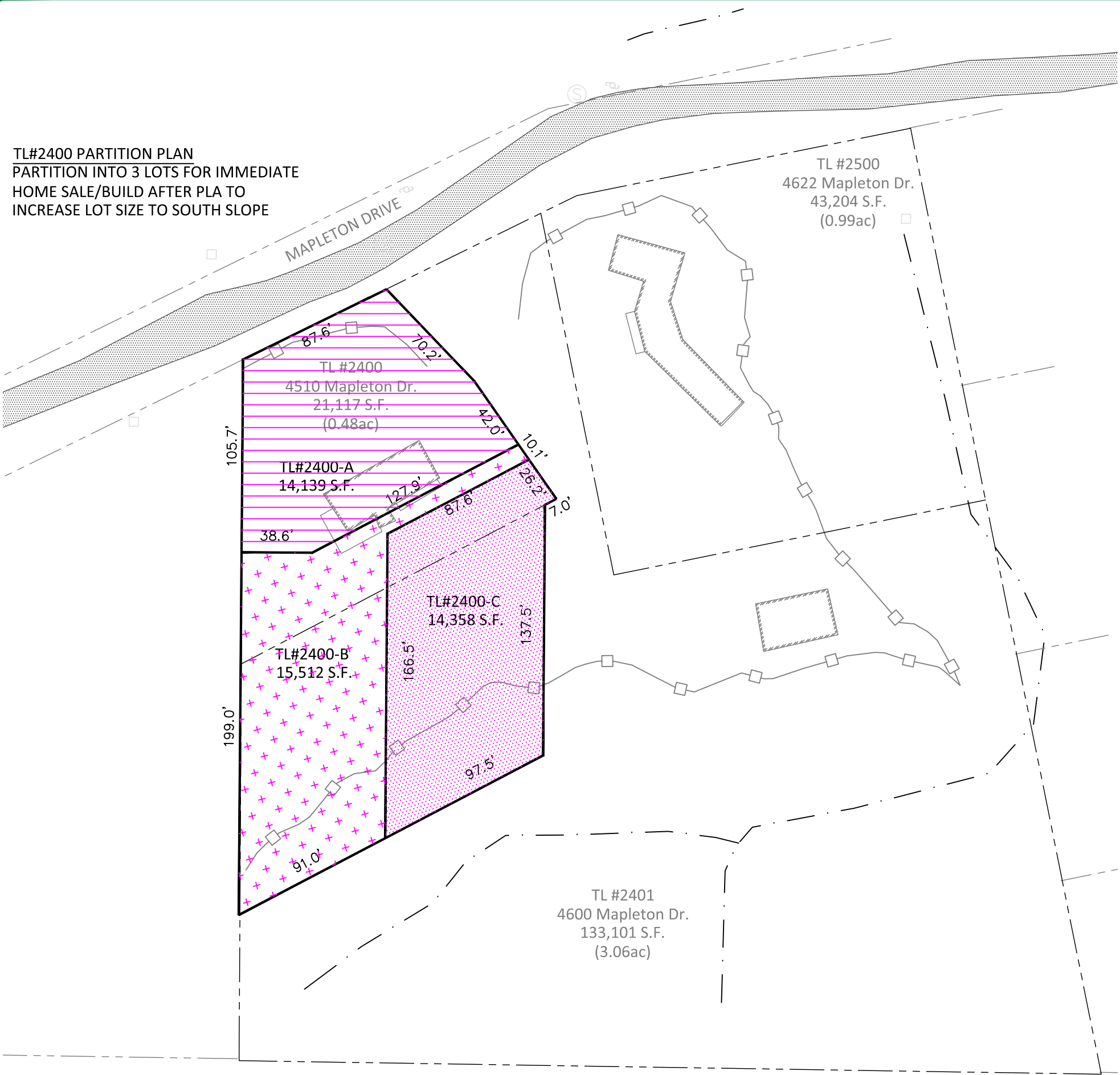


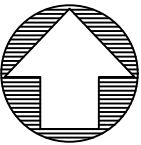
FITZ DESIGN GROUP

LOT LINE ADJUSTMENT
TL#2400
PREAPPLICATION CONFERENCE

Site Analysis for
Heron Creek Homes
Tax Map T.2S. R.2E. 24AC
Tax Lot 2400, 2401 & 2500
West Linn, OR 97068

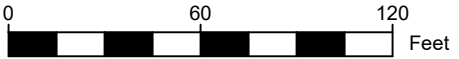
TL#2400 PARTITION PLAN
PARTITION INTO 3 LOTS FOR IMMEDIATE
HOME SALE/BUILD AFTER PLA TO
INCREASE LOT SIZE TO SOUTH SLOPE





MIP TL#2400

SCALE 1" = 60'
WHEN PRINTED ON 11"X17"




- EXISTING LEGEND
- BOUNDARY LINE
 - R/W CENTERLINE
 - EDGE OF PAVEMENT
 - CONCRETE
 - TOP OF SLOPE
 - CREEK
 - DITCH
 - EASEMENT
 - GRAVEL
 - BUILDING
 - SANITARY LINE
 - STORM LINE
 - WATER LINE
 - POWER LINE

- PROPOSED LEGEND
- LOT LINE
 - CENTERLINE
 - ASPHALT PAVEMENT
 - CONCRETE PAVEMENT
 - SET BACK
 - CURB
 - EASEMENT
 - SANITARY LINE
 - STORM LINE
 - WATER LINE
 - POWER LINE
 - W.Q. AREA

DRAWING NO.

4 OF 7



FITZ DESIGN GROUP

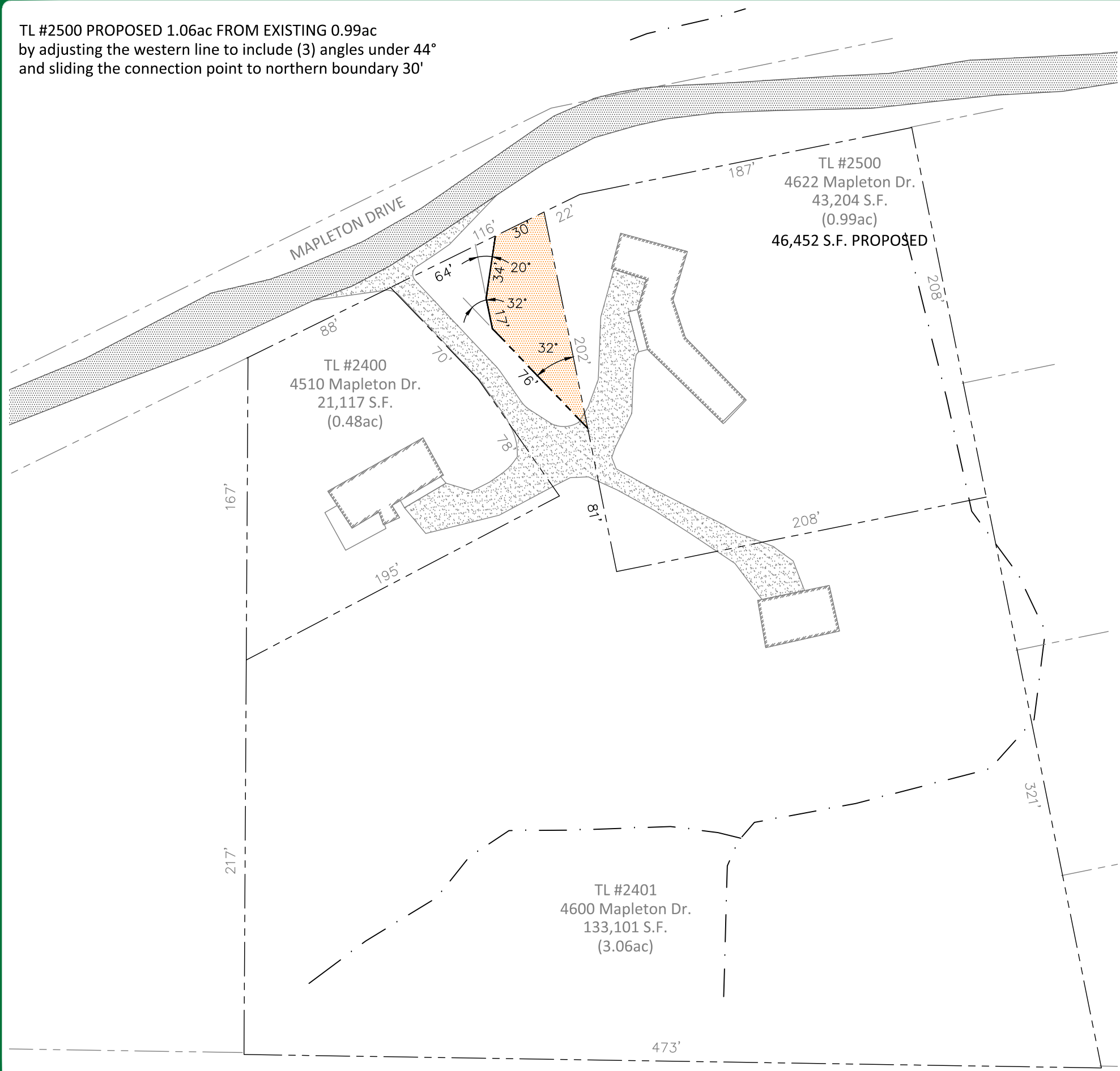
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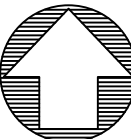
**MINOR PARTITION
TL#2400
PREAPPLICATION CONFERENCE**

PROJECT

**Site Analysis for
Heron Creek Homes
Tax Map T.2S. R.2E. 24AC
Tax Lot 2400, 2401 & 2500
West Linn, OR 97068**

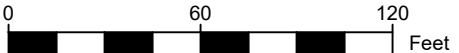
TL #2500 PROPOSED 1.06ac FROM EXISTING 0.99ac
by adjusting the western line to include (3) angles under 44°
and sliding the connection point to northern boundary 30'





LLA TL#2500

SCALE 1" = 60'
WHEN PRINTED ON 11"X17"




- EXISTING LEGEND**

 - BOUNDARY LINE
 - R/W CENTERLINE
 - EDGE OF PAVEMENT
 - CONCRETE
 - TOP OF SLOPE
 - CREEK
 - DITCH
 - EASEMENT
 - GRAVEL
 - BUILDING
 - SANITARY LINE
 - STORM LINE
 - WATER LINE
 - POWER LINE
- PROPOSED LEGEND**

 - LOT LINE
 - CENTERLINE
 - ASPHALT PAVEMENT
 - CONCRETE PAVEMENT
 - SET BACK
 - CURB
 - EASEMENT
 - SANITARY LINE
 - STORM LINE
 - WATER LINE
 - POWER LINE
 - W.Q. AREA

DRAWING NO.

5 OF 7



FITZ DESIGN GROUP

DRAWING TITLE:

LOT LINE ADJUSTMENT

TL#2500

PREAPPLICATION CONFERENCE

PROJECT

Site Analysis for

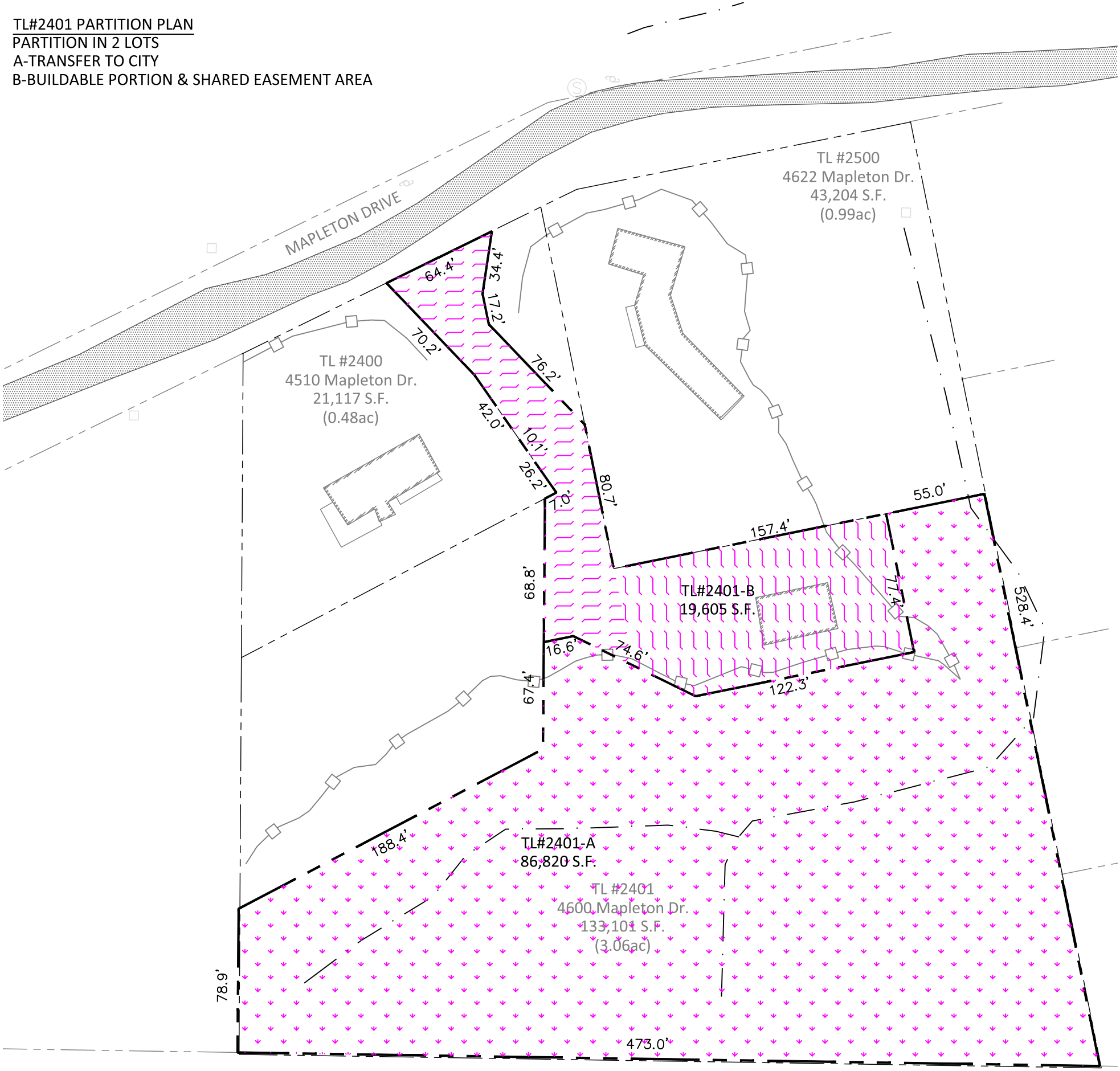
Heron Creek Homes

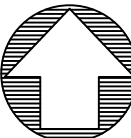
Tax Map T.2S. R.2E. 24AC

Tax Lot 2400, 2401 & 2500

West Linn, OR 97068

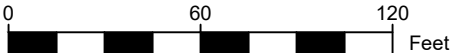
TL#2401 PARTITION PLAN
PARTITION IN 2 LOTS
A-TRANSFER TO CITY
B-BUILDABLE PORTION & SHARED EASEMENT AREA





MIP TL#2401

SCALE 1" = 60'
WHEN PRINTED ON 11"X17"




- EXISTING LEGEND
- BOUNDARY LINE
 - R/W CENTERLINE
 - EDGE OF PAVEMENT
 - CONCRETE
 - TOP OF SLOPE
 - CREEK
 - DITCH
 - EASEMENT
 - GRAVEL
 - BUILDING
 - SANITARY LINE
 - STORM LINE
 - WATER LINE
 - POWER LINE

- PROPOSED LEGEND
- LOT LINE
 - CENTERLINE
 - ASPHALT PAVEMENT
 - CONCRETE PAVEMENT
 - SET BACK
 - CURB
 - EASEMENT
 - SANITARY LINE
 - STORM LINE
 - WATER LINE
 - POWER LINE
 - W.Q. AREA

DRAWING NO.

6 OF 7



FITZ DESIGN GROUP

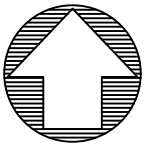
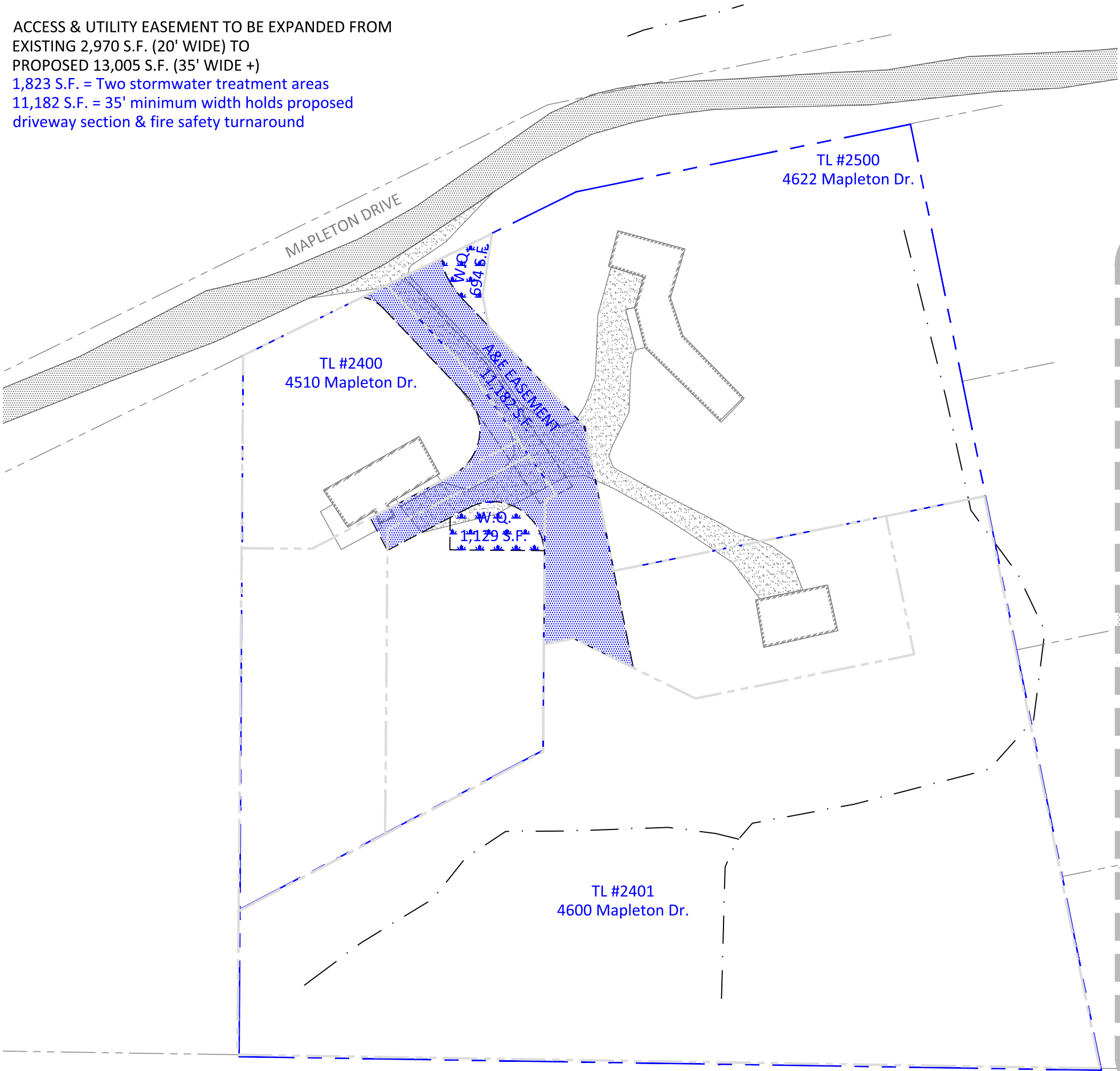
DRAWING TITLE:

MINOR PARTITION
TL#2401
PREAPPLICATION CONFERENCE

PROJECT

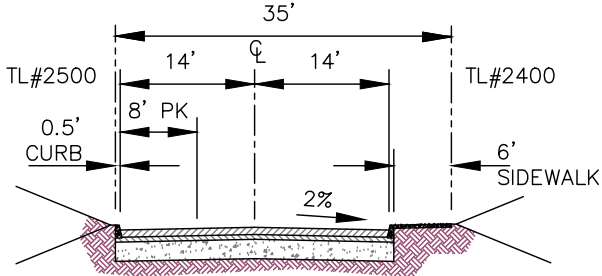
Site Analysis for
Heron Creek Homes
Tax Map T.2S. R.2E. 24AC
Tax Lot 2400, 2401 & 2500
West Linn, OR 97068

ACCESS & UTILITY EASEMENT TO BE EXPANDED FROM
EXISTING 2,970 S.F. (20' WIDE) TO
PROPOSED 13,005 S.F. (35' WIDE +)
1,823 S.F. = Two stormwater treatment areas
11,182 S.F. = 35' minimum width holds proposed
driveway section & fire safety turnaround

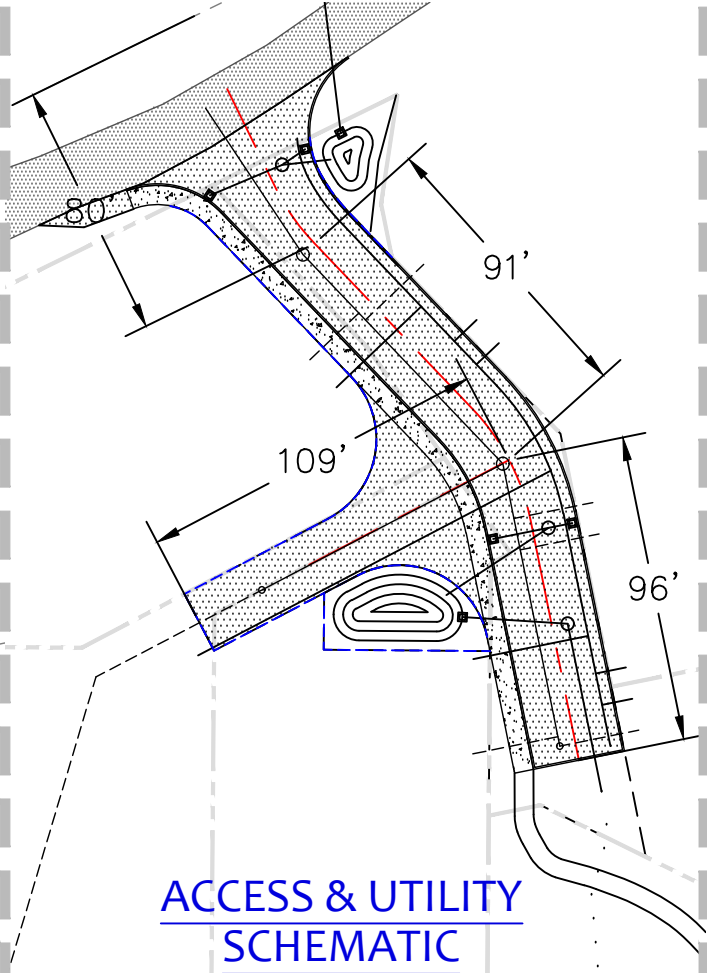


SHARED EASEMENT

SCALE 1" = 60'
WHEN PRINTED ON 11"X17"



ACCESS DRIVEWAY & PEDESTRIAN PATH
NOT TO SCALE



PROJECT

Site Analysis for
Heron Creek Homes
Tax Map T.2S. R.2E. 24AC
Tax Lot 2400, 2401 & 2500
West Linn, OR 97068

DRAWING TITLE:

**SHARED EASEMENT
PREAPPLICATION CONFERENCE**

DRAWING NO.

7 OF 7



FITZ DESIGN GROUP

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Marsha Denise Stauffer

, hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
Opal Lee Conner & David Edgar Conner, husband and wife,

hereinafter called grantees, and unto grantees's heirs, successors and assigns all of that certain real property with the
tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County
of Clackamas, State of Oregon, described as follows, to-wit: Parcel 1: A tract of land

situated in Section 24, T.2 S., R.1 E. of the Willamette Meridian,
Clackamas County, Oregon, being a part of Lot 38, Maple Grove, being
more particularly described as follows, to-wit: Beginning at the
northwest corner of said Lot 38, which northwest corner is in the
southeasterly right of way line of Mapleton Drive. From said place
of beginning; thence North 63°50' East along said right of way line,
88.38 feet to a 5/8" iron rod; thence leaving said right of way line
South 43°40'51" East along the northeasterly boundary of the herein
described tract and centerline of a 20.00 foot driveway, 70.18 feet
to a railroad spike; thence continuing along said centerline and
northeasterly boundary South 34°48'02" East 78.30 feet to a 1/2" iron
rod; thence South 62°20'45" West 195.00 feet to 5/8" iron rod in the
westerly line of said Lot 38; thence North 0°20' East along said
westerly line, 167.00 feet to the place of beginning.

Containing 21.130 square feet, more or less.

Subject to easement a 10.00 foot strip of land lying south-
westerly, adjacent and contiguous to the herein mentioned northeasterly
boundary. (cont.)

(If space insufficient, continue description on reverse side)

To Have and to Hold the same unto the said grantees and grantees's heirs, successors and assigns forever.
And the grantor hereby covenants to and with the said grantees and grantees's heirs, successors and assigns
that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will war-
rant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons
claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 11,000.00
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 11,000.00
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 11,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 10 day of January, 1978;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by
order of its board of directors.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON, } ss.
County of Multnomah
January 10, 1978.

Personally appeared the above named
Marsha Denise Stauffer

and acknowledged the foregoing instru-
ment to be her voluntary act and deed.
Before me: [Signature]
Notary Public for Oregon
My commission expires 10/10/81

STATE OF OREGON, County of _____) ss.
January 10, 1978

Personally appeared _____ and
_____, who, being duly sworn,
each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of _____ a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.
Before me:

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

Marsha Denise Stauffer
1123 SW Yamhill Street
Portland, OR 97205

GRANTOR'S NAME AND ADDRESS
David Edgar & Opal Lee Conner
4510 SW Mapleton Drive
West Linn, OR 97068

After recording return to:

David Edgar & Opal Lee Conner
4510 SW Mapleton Drive
West Linn, OR 97068

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

David Edgar & Opal Lee Conner
4510 SW Mapleton Drive
West Linn, OR 97068

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of _____

I certify that the within instru-
ment was received for record on the
_____ day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/roll number _____
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

Recording Officer
Deputy

By _____

78 5273

PARCEL I cont.

Also the right to use with others a 10.00 foot strip of ground lying adjacent, contiguous and northeasterly of the herein described northeasterly boundary.

Also subject to a 6.00 foot utility easement along the side, Front and Rear property lines.

Subject to a 6.00 foot utility easement along the side, Front and rear property lines of the following described tract.

A tract of land situated in Section 24, T.2 S., R.1 E. of the Willamette Meridian, Clackamas County, Oregon, being a part of Lot 38, Maple Grove, being more particularly described as follows, to-wit:

Beginning at the northwest corner of said Lot 38, which northwest corner is in the southeasterly right of way line of Mapleton Drive. From said place of beginning; thence North 63°50' East along said right of way line 88.38 feet to a 5/8" iron rod; thence leaving said right of way line South 43°40'51" East along the northeasterly boundary of the herein described tract and centerline of a 20.00 foot driveway, 70.18 feet to a railroad spike; thence continuing along said centerline and northeasterly boundary South 34°48'02" East 78.30 feet to a 1/2" iron rod; thence South 62°20'45" West 195.00 feet to 5/8" iron rod in the westerly line of said Lot 38; thence North 0°20' East along said westerly line, 167.00 feet to the place of beginning.

Containing 21,130 square feet, more or less.

STATE OF OREGON)
County of Clackamas) ss.

I, George D. Poppen, County Clerk, Ex-Officio Recorder of Conveyances and Ex-Officio Clerk of the Circuit Court of the State of Oregon, for the County of Clackamas, do hereby certify that the within instrument of writing was received for and recorded in the records of said county at

78 FEB 7 P3:01



Witness

GEORGE D. POPPEN
County Clerk

Recording Certificate
CCP-R4
78 5273

2

Parcel II cont.

South 43°40'51" East 70.18 feet to a railroad spike; thence South 34°48'02" East 78.30 feet to a 1/2" iron rod and designated point "B"; thence South 62°20'45" West 195.00 feet to the place of beginning.

Containing 176,279 square feet, more or less.

Subject to easement a 10.00 foot strip of land lying northeasterly, adjacent and contiguous to the herein mentioned line between points "A" and "B".

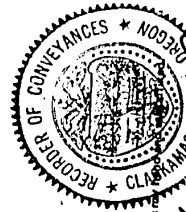
Also the right to use with others a 10.00 foot strip of ground lying southwesterly adjacent and contiguous to said line between said designated points "A" and "B".

Also subject to a 6.00 foot utility easement along the side, front and rear property lines.

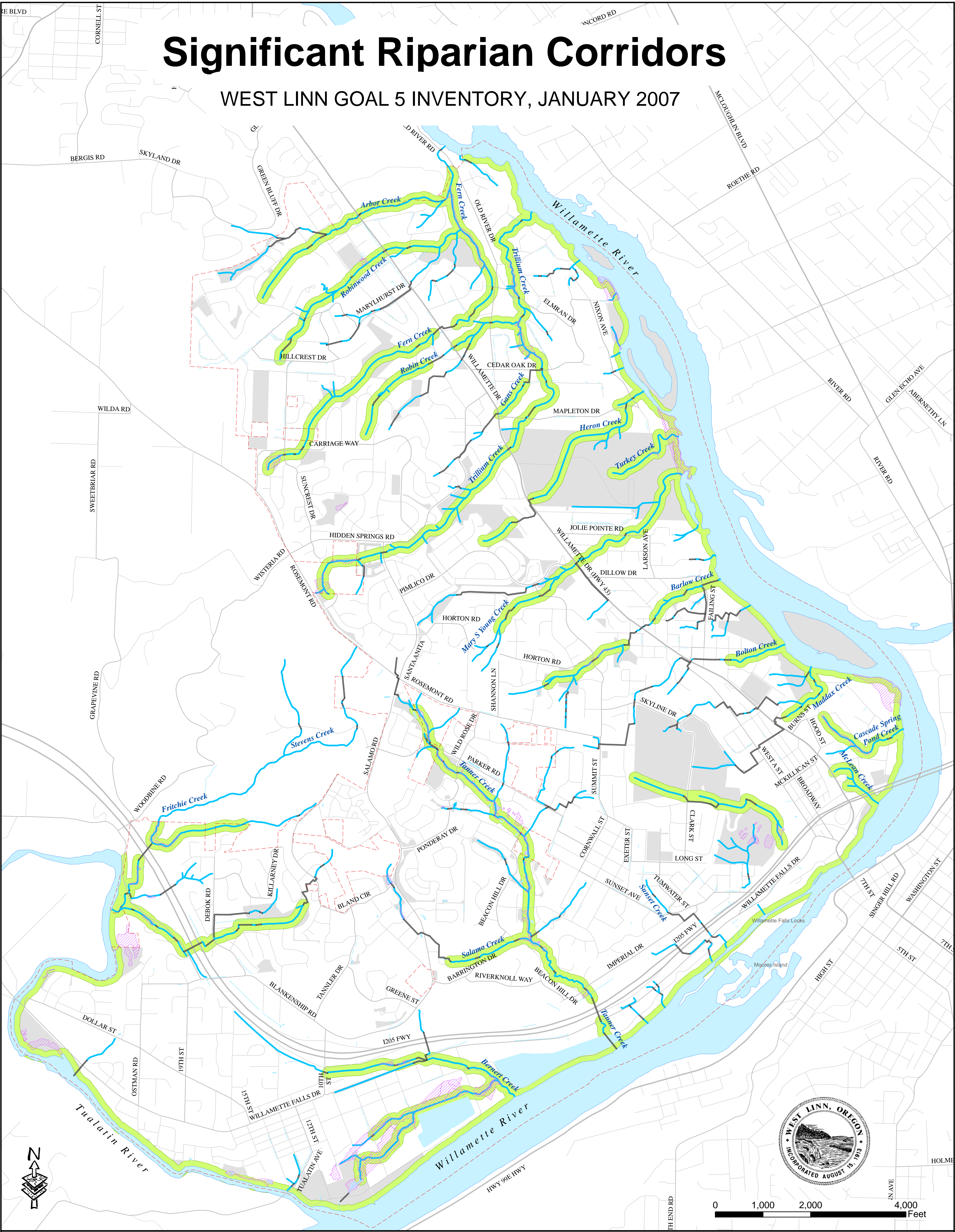
STATE OF OREGON
County of Clatsop

I, George D. Popen, County Clerk, Ex-Officio
Recorder of Conveyances and Ex-Officio Clerk
of the Circuit Court of the State of Oregon, for
the County of Clatsop, do hereby certify that
the within instrument of writing was received for
and recorded in the records of said county at

78 FEB 7 P3:01



Witness my hand and the seal of said office
this 7th day of February, 1978.
George D. Popen
County Clerk
Recording Certificate
CDP-R4
'78 5272



Legend

- Significant Riparian Corridors
- Streams
- Piped Segments
- Other Open Ditches
- Rivers
- DSL Approved Wetlands, 2005
- Parks, Open Space, & Natural Areas*
- West Linn City Limits

* Includes some areas of other misc. city property ("City" type classification)
See Parks, Open Space, & Natural Areas Map

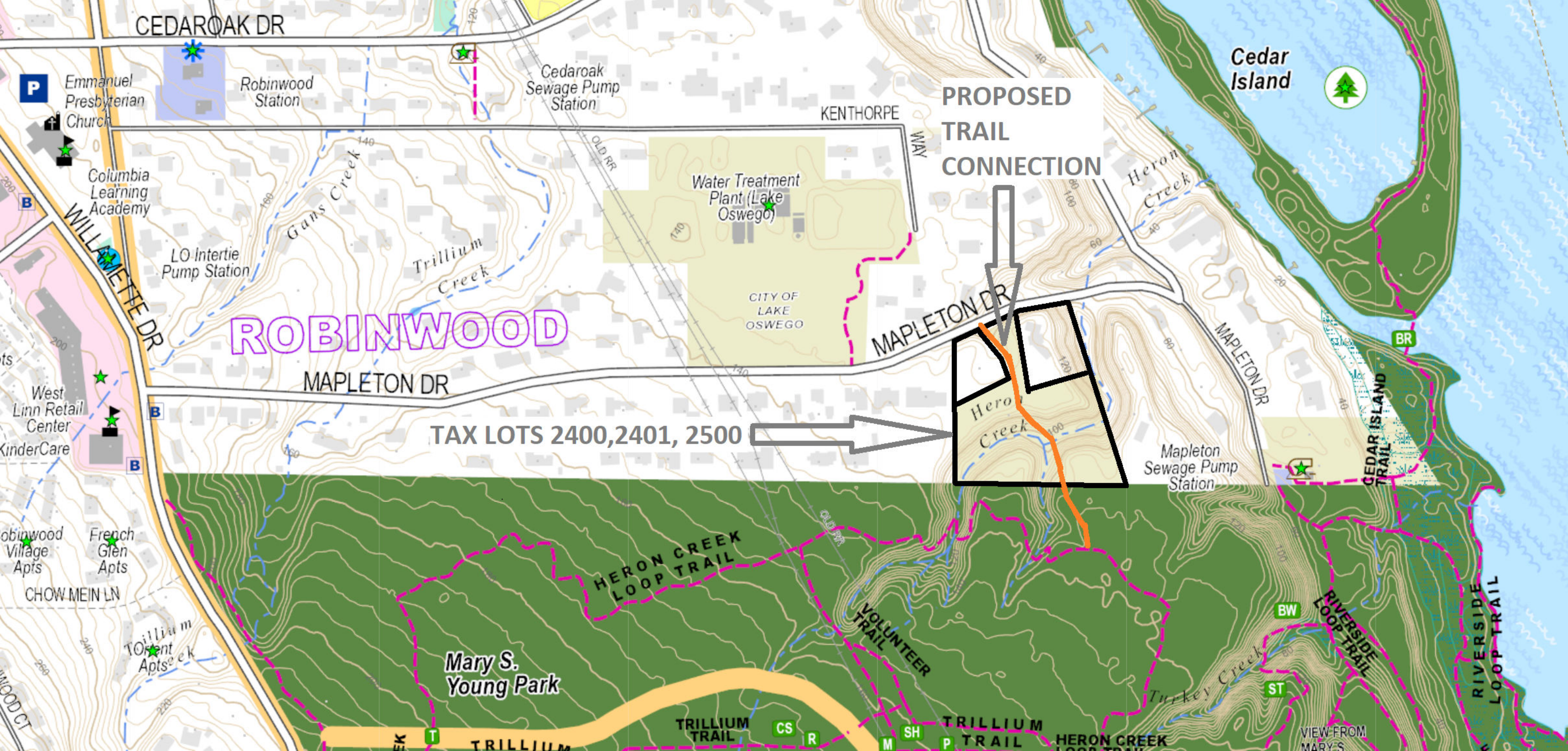


GOAL5_2006 \ sigriparian.mxd \ K.AHA \ 1-2-07 (1st draft)
This map was created from Riparian.mxd and published map dated July 2006

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.

Property information Taxlot Base Source: Clackamas County GIS

WETLANDS/GOAL 5 DISCLAIMER (DSL STANDARD):
Information shown on this map is for planning purposes only and wetland information is subject to change. There may be unmapped wetlands subject to regulation and all wetland boundary mapping is approximate. In all cases, actual field conditions determine wetland boundaries. You are advised to contact the Oregon Division of State Lands and the U.S. Army Corps of Engineers with any regulatory questions.



CEDAR OAK DR



Emmanuel
Presbyterian
Church

Robinwood
Station

Cedaroak
Sewage Pump
Station

KENTHORPE
WAY

PROPOSED
TRAIL
CONNECTION

Cedar
Island



Columbia
Learning
Academy

LO-Intertie
Pump Station

ROBINWOOD

Water Treatment
Plant (Lake
Oswego)

CITY OF
LAKE
OSWEGO

MAPLETON DR

Heron
Creek

MAPLETON DR

TAX LOTS 2400, 2401, 2500

Heron
Creek

Mapleton
Sewage Pump
Station

CEDAR ISLAND
TRAIL

HERON CREEK
LOOP TRAIL

VOLUNTEER
TRAIL

Mary S.
Young Park

TRILLIUM
TRAIL

TRILLIUM
TRAIL

HERON CREEK
LOOP TRAIL

RIVERSIDE
LOOP TRAIL

RIVERSIDE
LOOP TRAIL

VIEW FROM
MARY S.

2 IE 24AC
WEST LINN