



LAND USE PRE-APPLICATION CONFERENCE

Thursday, April 21, 2022

Webex Virtual Meeting

11:00am: **Proposed development of 4 individual tax lots into single –family homes within the Willamette River Greenway**

Applicant: **Art Duhon**

Property Address: **4 lots on Territorial Drive**

Neighborhood Assn: **Bolton Neighborhood Association**

Planner: **Chris Myers**

Project #: **PA-22-05**



DEVELOPMENT REVIEW APPLICATION

STAFF CONTACT Chris Myers		PROJECT No(s).		PRE-APPLICATION NO. PA-22-05
NON-REFUNDABLE FEE(S) \$1,000		REFUNDABLE DEPOSIT(S)	TOTAL	\$1,000

Type of Review (Please check all that apply):

- | | | |
|--|---|--|
| <input type="checkbox"/> Annexation (ANX) | <input type="checkbox"/> Historic Review | <input type="checkbox"/> Subdivision (SUB) |
| <input type="checkbox"/> Appeal and Review (AP) | <input type="checkbox"/> Legislative Plan or Change | <input type="checkbox"/> Temporary Uses |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Lot Line Adjustment (LLA) | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Design Review (DR) | <input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan) | <input type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Easement Vacation | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP) |
| <input type="checkbox"/> Final Plat or Plan (FP) | <input checked="" type="checkbox"/> Pre-Application Conference (PA) | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG) |
| <input type="checkbox"/> Flood Management Area | <input type="checkbox"/> Street Vacation | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Hillside Protection & Erosion Control | | |

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

Site Location/Address: TERRITORIAL DRIVE	Assessor's Map No.: 22e30dc
	Tax Lot(s): 1500,1400,1300 Parcel 1 PP 2017-010
	Total Land Area: 22,715

Brief Description of Proposal: Preparing existing individual tax lots to be further developed with single family homes. Defining building setbacks, Willamette River Greenway review and Habitat Conservation Area for each lot.

Applicant Name: ART DUHON-DUHON CUSTOM DESIGN <small>(please print)</small>	Phone: 503-317-5653
Address: 155 NW 338 TH AVE	Email: duhon10@gmail.com
City State Zip: HILLSBORO, OR 97124	

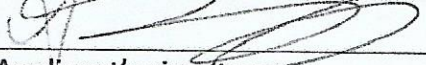
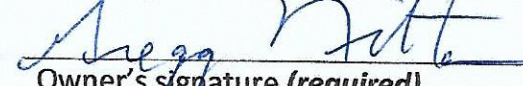
Owner Name (required): SANDS LLC <small>(please print)</small>	Phone: 503-793-2509
Address: 1470 SW MYRTLE DR	Email: gregnitta@gmail.com
City State Zip: PORTLAND, OR 97201	gregnitta@gmail.com

Consultant Name: ART DUHON-DUHON CUSTOM DESIGN <small>(please print)</small>	Phone: 503-317-5653
Address: 155 NW 338 TH AVE	Email: duhon10@gmail.com
City State Zip: HILLSBORO, OR 97124	

- All application fees are non-refundable (excluding deposit). **Any overruns to deposit will result in additional billing.**
- The owner/applicant or their representative should be present at all public hearings.
- A decision may be reversed on appeal. The permit approval will not be effective until the appeal period has expired.
- The City accepts electronic (.pdf) land use applications and project submissions from applicants. Applicants should submit this form and supporting documents through the [Submit a Land Use Application](https://westlinnoregon.gov/planning/submit-land-use-application) web page: <https://westlinnoregon.gov/planning/submit-land-use-application>



The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

	<u>2/21/2022</u>		<u>2/21/2022</u>
Applicant's signature	Date	Owner's signature (required)	Date

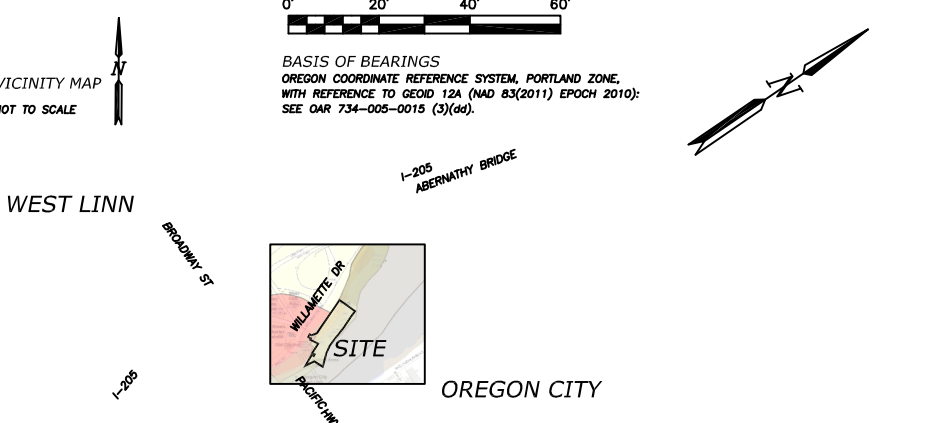
LEGEND	BASE FLOOD ELEVATION	--SS--	SANITARY SEWER
BFE	CATCH BASIN	--ST--	STORM SEWER
CO	CLEAN OUT	--W--	WATER LINE
EB	ELECTRICAL BOX	--E--	OVERHEAD ELECTRIC/UTILITY LINES
EM	ELECTRICAL METER	--X--	FENCE
EP	ELECTRIC PANEL		
GM	GAS METER		
HR	HAND RAIL		
IR	IRON ROD PROPERTY CORNER		
IP	IRON PIPE PROPERTY CORNER		
LP	LIGHT POLE		
MB	MAIL BOX		
MH	MANHOLE		
PP	POWER POLE		
RD	ROOF DRAIN		
SD	SIGN POST		
SPK	SPRINKLER		
TR	TELECOM RISER		
WV	WATER VALVE		
WM	WATER METER		
UV	UTILITY VAULT		

LEGAL DESCRIPTION
 REAL PROPERTY IN THE COUNTY OF CLACKAMAS, STATE OF OREGON, DESCRIBED BY DEED RECORDED AS DOCUMENT NUMBER 2019-011354, DOCUMENT NUMBER 2019-058940, DOCUMENT NUMBER 2021-043938 AND DOCUMENT NUMBER 2021-043944, IN CLACKAMAS COUNTY DEED RECORDS.

SURVEYOR'S CERTIFICATION:
 TO SANDS, LLC, AN OREGON LIMITED LIABILITY COMPANY:
 THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11, 19, AND 20, OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 26, 2021.

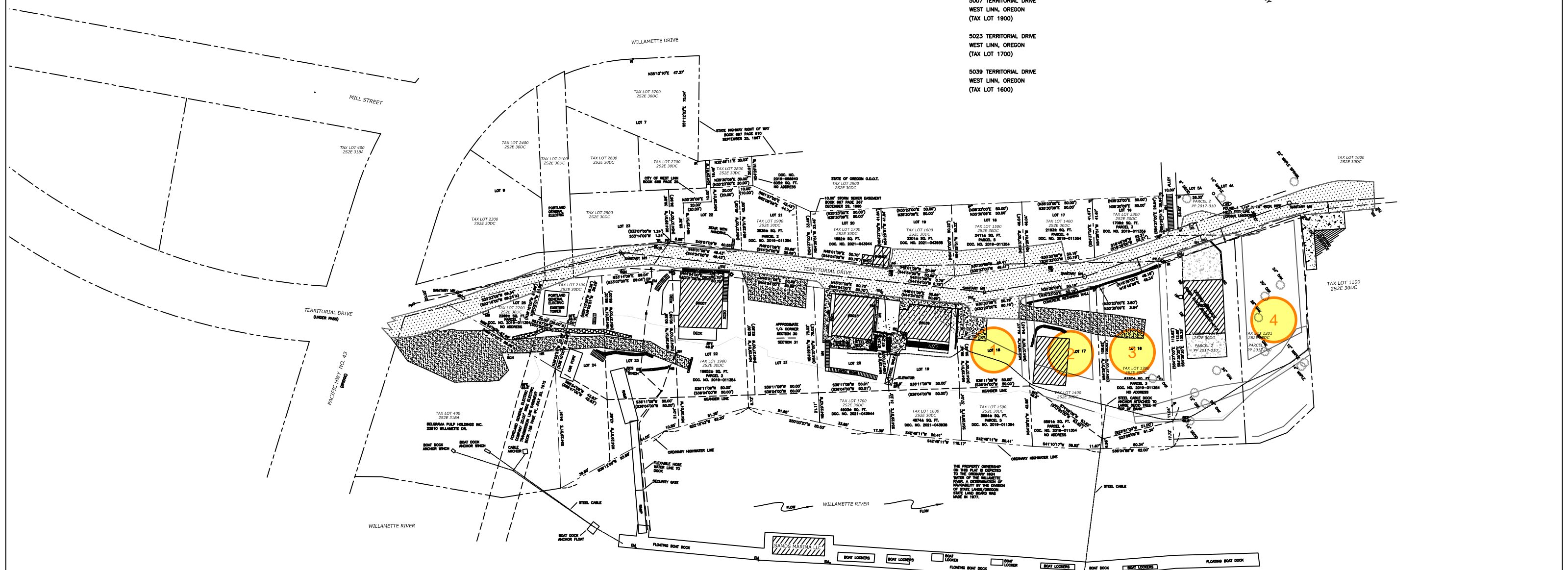
ALTA/NSPS LAND TITLE SURVEY
 A PORTION OF UNIT "B", PLAT OF "WEST OREGON CITY" PLAT NO. 368 AND OTHER LANDS, IN LOTS 16-21, 24, 25 AND A PORTION OF LOT 22 AND 23 OF THE UNRECORDED PLAT "UNIT B WEST OREGON CITY" 368-A IN THE SW AND SE 1/4 OF SECTION 30 AND THE NW AND NE 1/4 OF SECTION 31, T. 2 S., R. 2 E., W.M.
 CITY OF WEST LINN
 CLACKAMAS COUNTY
 SCALE 1" = 20'
 OREGON
 SEPTEMBER 9, 2021

- I HEREBY FURTHER CERTIFY THAT:
- THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTIES; ENCROACHMENTS UPON ADJACENT LAND ABUTTING SAID PROPERTIES ARE SHOWN AND NOTED AS:
 - PAVED SURFACE OF TERRITORIAL DRIVE AT SOUTHERLY END ENCROACHES ONTO TAX LOT 400 252E 318A AND TAX LOT 2100.
 - ROCKED SURFACE FOR DRIVEWAY LEADING TO BOAT DOCK ENCROACHES ONTO TAX LOT 400 252E 318A.
 - DOCK ANCHOR WINCHES AND STEEL CABLES TO BOAT DOCK ENCROACHES ONTO TAX LOT 400 252E 318A.
 - ENCROACHMENTS OF INDIVIDUAL PROPERTIES UPON ADJOINING INDIVIDUAL PROPERTIES ARE SHOWN AND NOTED AS:
 - PAVED SURFACE OF TERRITORIAL DRIVE AT SOUTHERLY END ENCROACHES ONTO TAX LOT 2200.
 - NORTHWEST CORNER OF HOUSE ON TAX LOT 1900 ENCROACHES ONTO TERRITORIAL DRIVE.
 - GARAGE AND SHED WEST SIDE OF TERRITORIAL DRIVE ENCROACHES ONTO TERRITORIAL DRIVE, WITH GARAGE ENCROACHING ONTO TAX LOT 1600.
 - ELEVATOR AND METAL WALKWAY SERVING TAX LOT 1600 ENCROACHES ONTO TAX LOT 1700 AT EAST END.
 - BRICK PATIO AREA SERVING TAX LOT 1700 ENCROACHES ONTO TAX LOT 1600.
 - ROCKED DRIVEWAY SERVING TAX LOT 1300 AND 1400 ENCROACHES ONTO TAX LOT 1500.
 - THE SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF OREGON.
 - THE SUBJECT PROPERTY HAS DIRECT ACCESS TO PACIFIC HIGHWAY NO. 43 (PUBLIC ROAD) BY WAY OF TERRITORIAL DRIVE (PUBLIC ROAD).
 - THE SUBJECT PROPERTY IS IN AN REGULATORY FLOODWAY (ZONE AE), FEMA INSURANCE RATE MAP PANEL 41005C0276D, EFFECTIVE DATE 6/17/2008. BASE FLOOD ELEVATION = 48.8'(NAVD88).



NOTES
 1. VERTICAL DATUM = NAVD88 FROM GNSS MEASUREMENTS.

OWNER
 SANDS LLC
 1470 SW MYRTLE DRIVE
 PORTLAND, OREGON
SITE ADDRESS
 5007 TERRITORIAL DRIVE
 WEST LINN, OREGON
 (TAX LOT 1900)
 5023 TERRITORIAL DRIVE
 WEST LINN, OREGON
 (TAX LOT 1700)
 5039 TERRITORIAL DRIVE
 WEST LINN, OREGON
 (TAX LOT 1600)



REVISIONS:

