



PRE-APPLICATION CONFERENCE

Thursday, May 19, 2022

City Hall*
22500 Salamo Road

10:00 am: **Proposed Development in Willamette River Greenway**
Applicant: **Clement Walsh**
Property Address: **18404 Old River Landing**
Neighborhood Assn: **Robinwood Neighborhood Association**
Planner: **Chris Myers**

Project #: **PA-22-14**



*Pre-application conferences will be conducted in a hybrid format, with some staff and participants attending remotely via Webex and others attending in-person at City Hall.



PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE:	5/19/22	TIME: 10:00 in person
		PROJECT #: PA-22-14
STAFF CONTACT:	Chris Myers	FEE: \$350

Pre-application conferences occur on the first and third Thursday of each month. To schedule a conference, submit this this form with the property owner’s signature, the fee, and accompanying materials by 4:00pm at least 15 days before the conference date. Twenty-four hour notice is required to reschedule. Pre-application notes are valid for 18 months. After 18 months with no application approved or in process, a new pre-application conference is required.

Address of Subject Property (or map/tax lot): 18404 Old River Landing Lake Oswego OR 97034

Brief Description of Proposal: Backyard Landscape Improvement Works consisting of fire pit, seating wall, steps, gravel paths, sand set pavers, decking, planters, hot tub, bench and native planting.


Applicant’s Name: Clement Walsh
Mailing Address: 1225 13th Street West Linn OR97068
Phone No: 503 7266760 Email Address: clement@clementwalsh.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:
To obtain comments on the proposed back yard landscape works as a portion of the backyard is located within the Willamette River Greenway setback. Landscape works within the Willamette River Greenway setback include safety railing, replacing paths and risers and adding native planting. Existing trees are to be retained.

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

Nancy Smith [Signature]  04/11/2022
Property owner’s signature Date

Nancy and Matthew Smith, 18404 Old River Landing Lake Oswego OR 97034

Property owner’s printed name and mailing address if different from above.



City of West Linn
Planning and Department

April 13, 2022

Smith Residence: 18404 Old River Landing Lake Oswego OR 97034

Pre-Application Conference

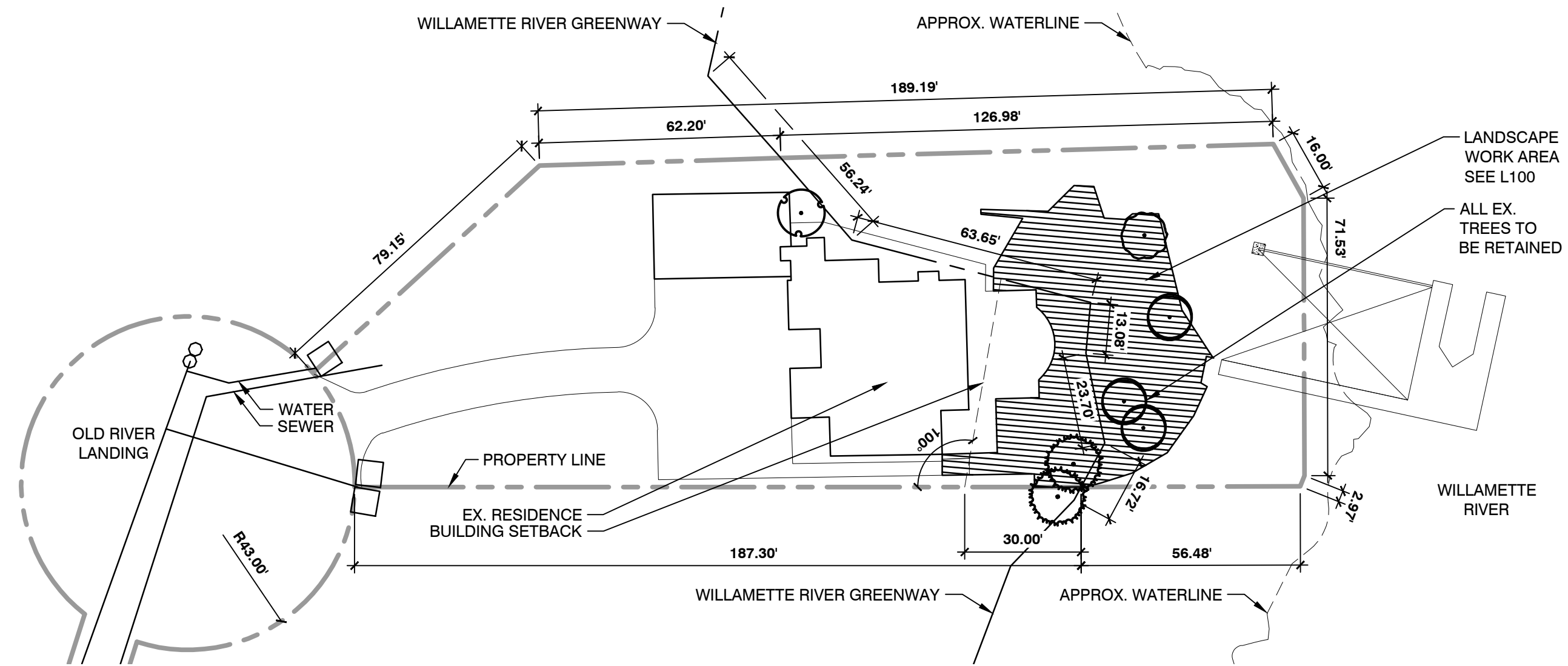
The following documentation has been submitted:

- 1) **Signed Pre-Application Conference form.**
- 2) **11" x 17" Site Plan, Sheet No.: R100.** Showing property dimensions, street abutting the property, existing house, Willamette River Green Way Setback, existing driveway, existing trees, Willamette River, existing utilities, and the proposed location of landscape works.
- 3) **24" x 36" Existing Conditions Plan, Sheet No.: E100.** Showing existing house, existing hardscape, existing river dock, existing trees, and existing vegetation.
- 4) **24" x 36" Schematic Site Plan, Sheet No.: L100.** Showing the proposed landscape improvements works consisting of safety railing/gate, fire pit, seating wall, steps, gravel paths, sand set pavers, decking, planters, hot tub, benches and native planting.

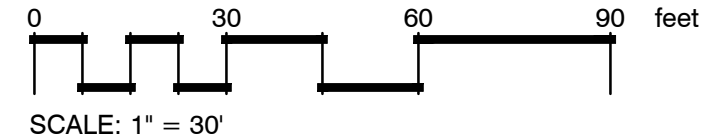
Sincerely,

A handwritten signature in cursive script that reads "Clement Walsh".

State of Oregon Professional Landscape Architect # LA 0957



01 SITE PLAN



NOT FOR CONSTRUCTION
 THESE PLANS HAVE NOT BEEN APPROVED
 BY THE GOVERNING AGENCY
 AND ARE SUBJECT TO CHANGE.

CLEMENT WALSH LANDSCAPE ARCHITECT INC.
 1225 13TH ST. WEST LINN OR 97068
 PHONE: 503.726.6860
 EMAIL: CLEMENT@CLEMENTWALSH.COM
 WEBSITE: WWW.CLEMENTWALSH.COM

SMITH RESIDENCE
 18404 Old River Landing
 West Linn, OR 97034
 SITE PLAN

Date:
 2022.04.12

Scale:
 1" = 30'

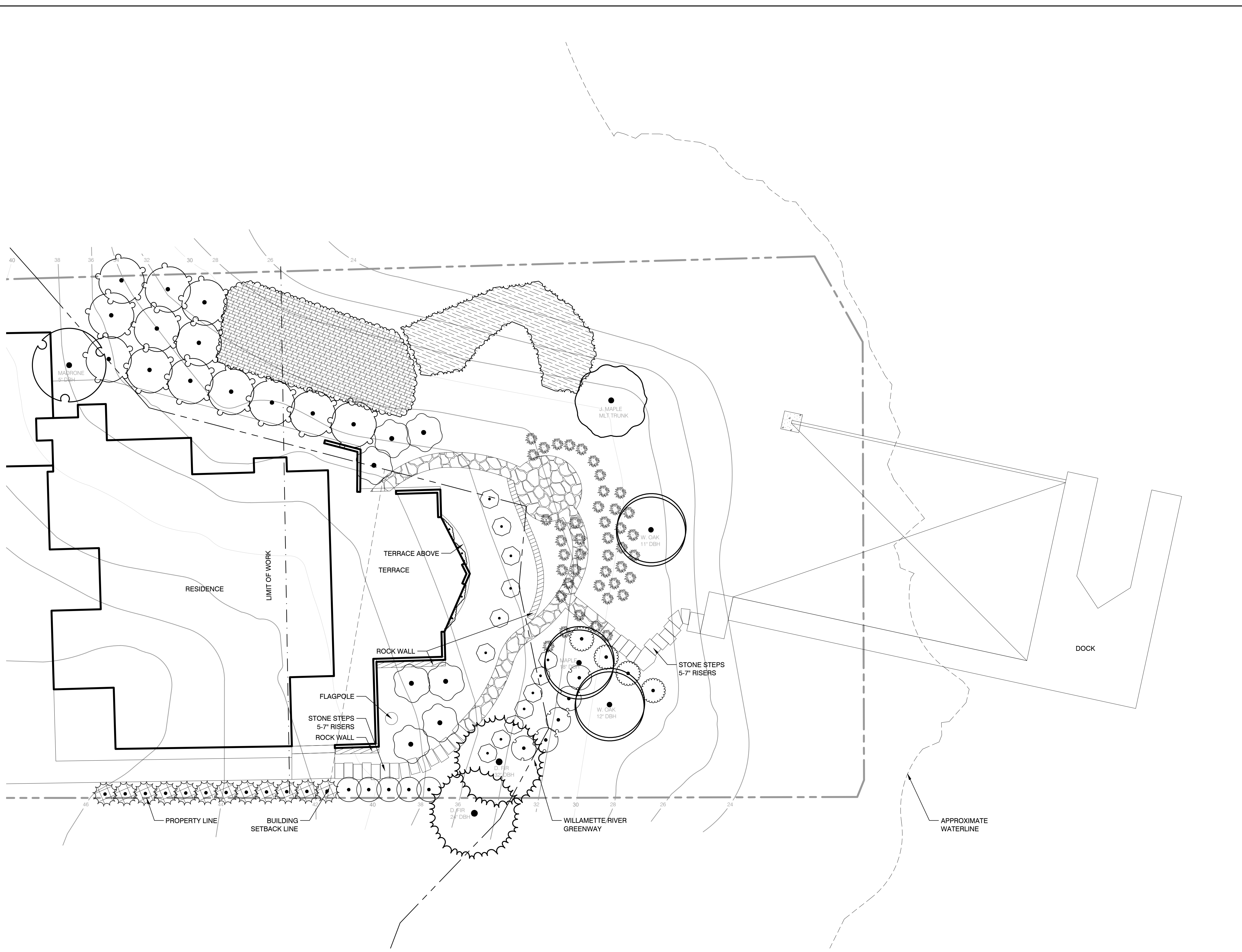
Drawn:
 JK

Checked:
 CW

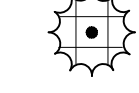




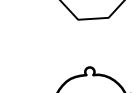





Sheet No.

R100

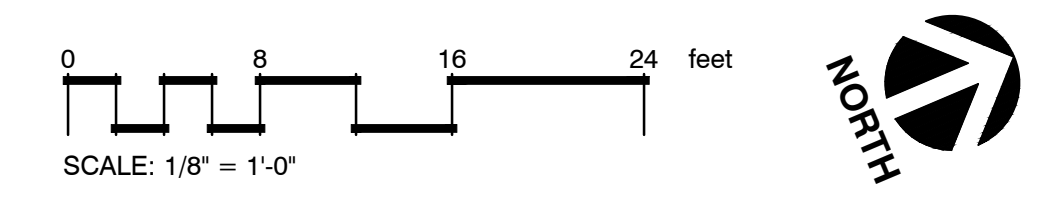
1 of 1



EXISTING PLANT LIST

-  ARBORVITAE HEDGE
-  CAMELIA SP.
-  MOCK ORANGE
-  HYDRANGEA SP.
-  ORNAMENTAL GRASS
-  OAK LEAF HYDRANGEA
-  RHODENDRON SP.
-  STAR JASMINE
-  VIBURNUM SP.
-  CORNUS SHRUB AREA
-  MAHONIA SHRUB AREA

01 EXISTING CONDITIONS



GENERAL NOTES:

1. This is a Schematic/Conceptual Drawing. Property lines, house layout, structures, trees, and the landscape layout represented on this plan are conceptual in nature.
2. Location of existing trees shall be verified in the field by the contractor prior to commencement of work.
3. Contractor is to notify the landscape architect or owner's representative:
 - a. of any discrepancies or conflicts with existing conditions prior to commencement of any work
 - b. of any site changes that may be detrimental to plant health or cause future problems.
 - c. if specified materials or methods are not consistent with local climate and/or practices.

NO.	DATE	REVISIONS

CLEMENT WALSH LANDSCAPE ARCHITECT
 Address: 1225 13th Street West Linn OR 97068 Phone: 503-726-6780
 Email: clement@clementwalsh.com Website: www.clementwalsh.com

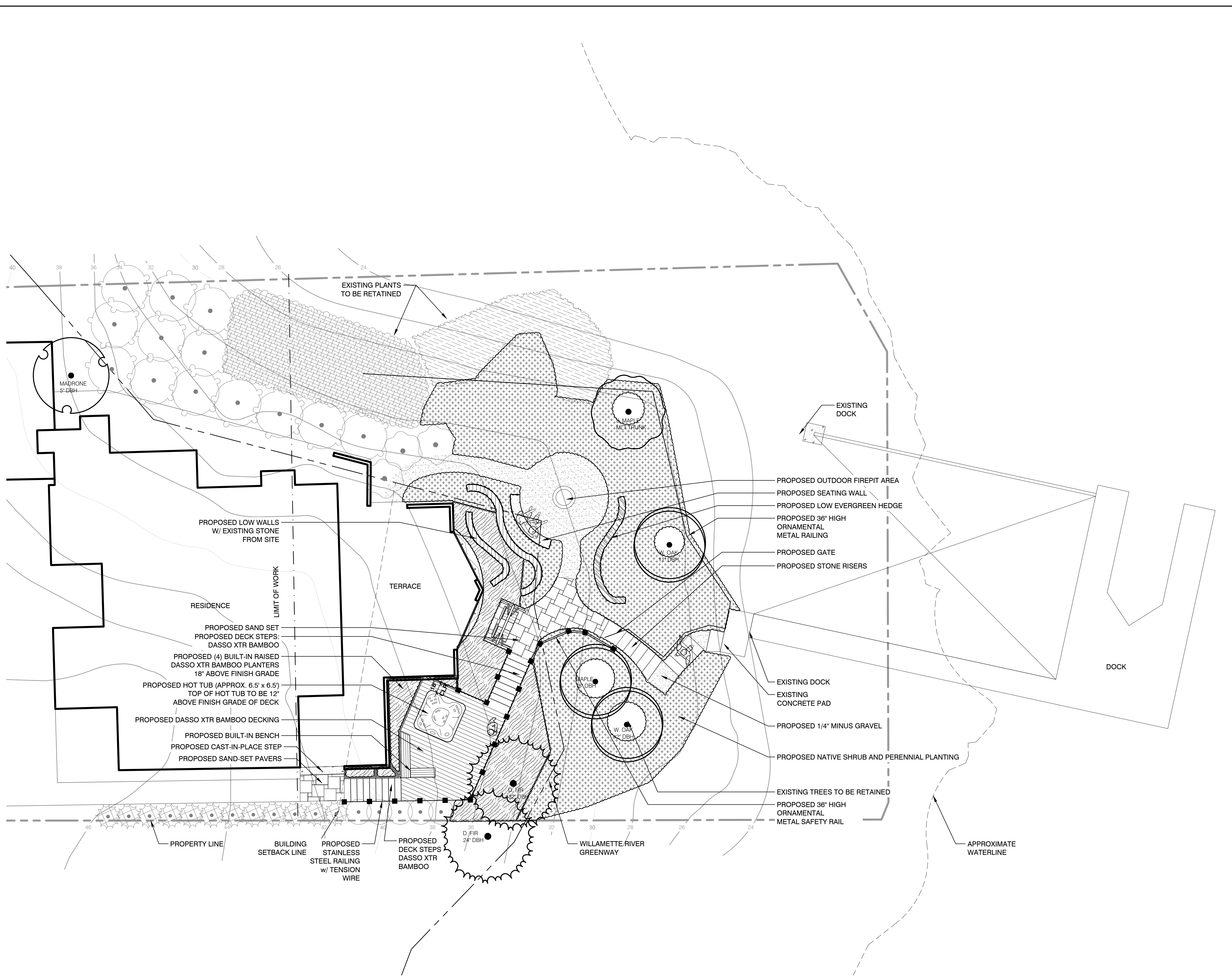
SMITH RESIDENCE
 18404 Old River Landing
 West Linn, OR 97034

EXISTING CONDITIONS

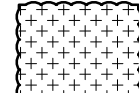
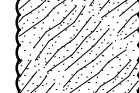
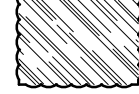
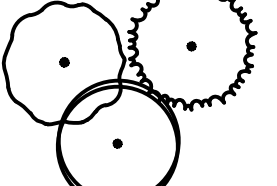
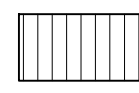
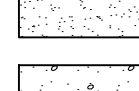
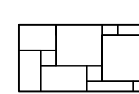
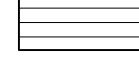

DATE: 2022.04.12
 SCALE: NOTED
 DRAWN: JK CHECKED: CW
 SHEET NO.

E100

1 of 1



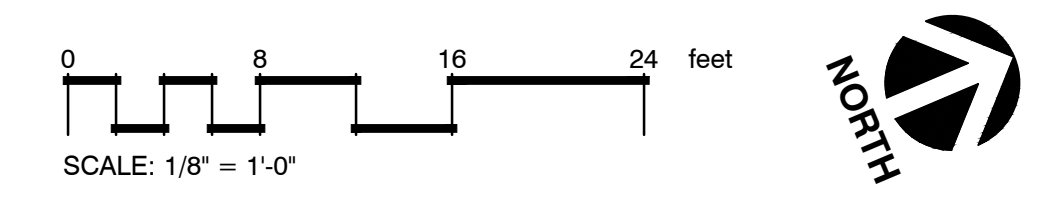
SCHEMATIC SCHEDULE

-  NATIVE PLANTING
-  ORNAMENTAL PLANTING
-  LOW EVERGREEN HEDGE
-  EXISTING TREES TO BE RETAINED
-  ROCK WALL w/ EXISTING STONE FROM SITE
-  1/4 MINUS w/ STEEL EDGING
-  CAST-IN-PLACE CONCRETE
-  SAND-SET PAVERS
-  DASSO XTR BAMBOO DECKING

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01 SCHEMATIC SITE PLAN



NO.	DATE	REVISIONS

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SMITH RESIDENCE
 18404 Old River Landing
 West Linn, OR 97034

SCHEMATIC SITE PLAN

DATE: 2022.04.12
 SCALE: NOTED
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L100
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