



CITY OF
**West
Linn**

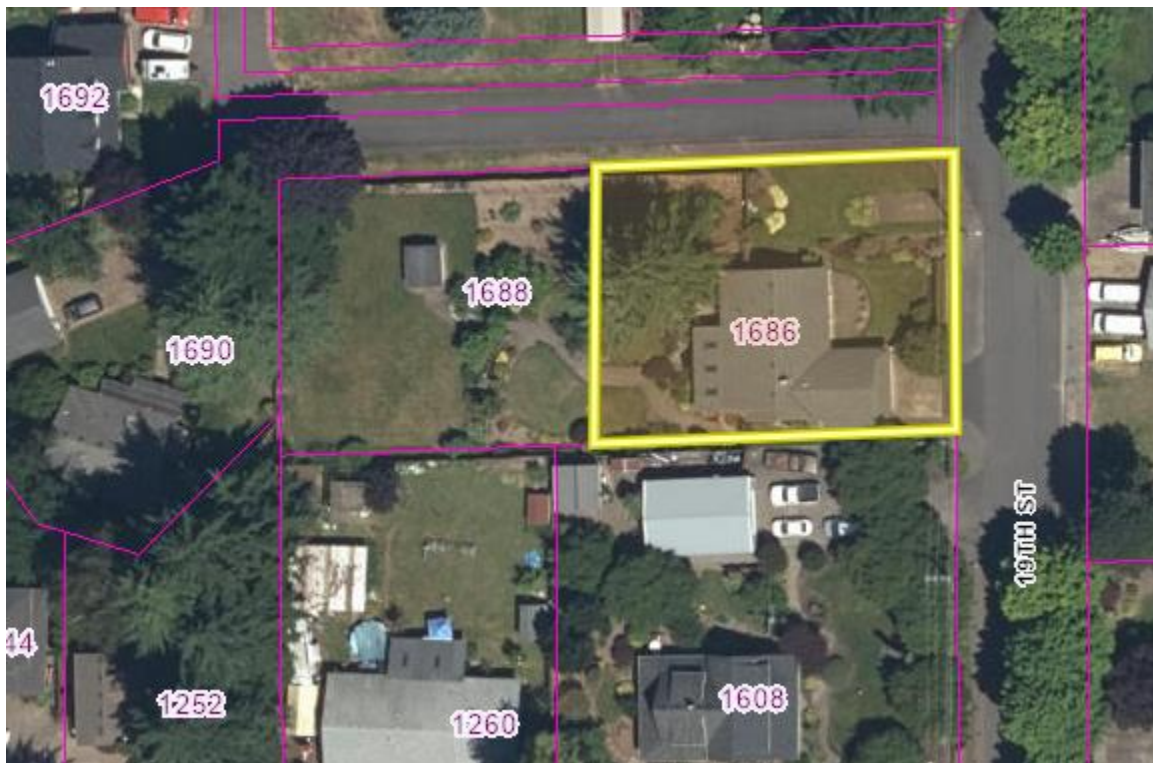
PRE-APPLICATION CONFERENCE

Thursday, June 2, 2022

City Hall*
22500 Salamo Road

1:00 pm: **Proposed Lot Line Adjustment**
Applicant: **Mark Trusheim**
Property Address: **1686 19th Street**
Neighborhood Assn: **Willamette Neighborhood Association**
Planner: **Chris Myers**

Project #: PA-22-17



*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:	6/2/22	TIME:	10:00 am
		PROJECT #:	PA-22-17
STAFF CONTACT:	Chris Myers	FEE:	\$1,000

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): 1686 19th Street (Tax lots 1600 and 1700 of Map Number 31E03AA)

Brief Description of Proposal: Property Line Adjustment between tax lot 1600 and 1700

Applicant’s Name: Michael Trusheim

Mailing Address: 22607 SW Ulsky Road, West Linn, OR 97068

Phone No: Contact Applicant's Agent Email Address: Contact Applicant's Agent

Agent's Contact Info: Daisy Goebel, AKS Engineering and Forestry Phone Number: (503) 400-6028 Email Address: GoebelD@aks-eng.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:

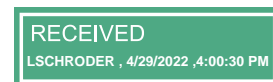
See attached document.

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

Michael Trusheim
Property owner’s signature

4/27/22
Date

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





April 15, 2022

City of West Linn
Planning Department
22500 Salamo Road
West Linn, Oregon 97068

RE: Pre-Application Conference Narrative and Questions Regarding a Potential Property Line Adjustment at 1686 19th Street (Tax Lots 1600 and 1700 of Clackamas County Assessor's Map Number 3 1E 3AA)

The purpose of this pre-application conference is to obtain the City's feedback regarding a potential future Property Line Adjustment application involving two lots of record described as Tax Lots 1600 and 1700 (Clackamas County Assessor's Map Number 3 1E 3AA). The site totals ±22,000 square feet and is located within West Linn's Single-Family Residential (R-10) zoning district. Surrounding properties are also within the R-10 zoning district.

A single-family residence is currently located on Tax Lot 1600, and it is accessed directly from 19th street. Surrounding lots are also developed with single-family residential homes. Abutting homes to the west and north are accessed by ±32-foot-wide private shared access drive that intersects with 19th street immediately north of the subject site. Tax Lot 1700, of the subject site, benefits from a 15-foot private access and utility easement over Tax Lot 1600. Applicant intends that access to a future home on Tax Lot 1700 will come via the existing easement on Tax Lot 1600 or the existing shared private driveway to the north (if sufficient easements can be negotiated with these owners). We would like to discuss the following issues at the pre-application conference.

Land Use – General

1. Please discuss the required land use applications/permits for the Property Line Adjustment. What are the submittal requirements, review procedure type(s), projected timelines, and required fees?
2. What housing types, setbacks, and lot dimensions will be required for future development of the western lot (Tax Lot 1700)?
3. What is the maximum density and minimum lot size required for the future development of Tax Lot 1700?
4. What access standards will be required for future development of Tax Lot 1700?
5. Please confirm that the attached preliminary layout is acceptable to the City and achievable through the Property Line Adjustment (PLA) process.
6. Please confirm that access to Tax Lot 1700 is allowable via the existing easement on Tax Lot 1600 or via easement over the lot(s) to the north (CDC 48.020.F, 48.025.B.8, 85.200.B(7)(f)).

Street/Transportation/Circulation

7. CDC Section 48.020.F authorizes the City Engineer to allow the use of existing driveways and easements in lieu of platted flag lot stems. As mentioned previously, opportunities for access to Tax Lot 1700 are potentially available via a

platted easement on Tax Lot 1600 and an existing shared driveway on the lots immediately north. To minimize driveway conflicts and improve neighborhood aesthetics, Applicant's preference is to access Tax Lot 1700 via the existing shared driveway abutting the north property line, assuming such legal access can be obtained from these landowners. It appears, however, that CDC 48.030.D may preclude access to a future home via the shared driveway considering there are four existing homes that use this access. Please confirm whether the shared driveway is an option for access to TL 1700.

8. Please confirm that a traffic analysis is not required with the planned use of this site.
9. Please discuss any special building design standards (e.g. height, window orientation, etc.) that may be applicable to a future home on Tax Lot 1700.
10. Please confirm that this PLA will not trigger any requirement for frontage improvements to 19th Street.
11. Please address any concerns related to access within and adjacent to the subject site.
12. Please discuss whether the City has any street improvement projects planned in the project vicinity.

Public Services/Utilities

13. Please confirm there is sufficient domestic and emergency water capacity available for this site.
14. Please discuss the City's storm detention and treatment standards as they relate to this PLA and a possible future home on Tax Lot 1700.
15. Please discuss any other potential utility or infrastructure concerns related to the subject site.

Natural Resources

16. CDC 85.210.B states that the provisions of 85.070 shall apply to PLAs. 85.070.B(1) and (2) speak to applicable approval criteria and process for partitions and subdivisions, respectively. Please confirm that 85.070.B(1) and (2) are not applicable in the context of this PLA.
17. Please confirm that any desired tree removal associated with a future home on Tax Lot 1700 would be reviewed pursuant to West Linn Municipal Code Section 8.630.
18. Please confirm whether the City is aware of any other potential natural resources on the subject site.
19. Please confirm no other Goal 5 protected resources, including landslide prone areas, are not known to be located on the subject site.

Other

20. Please inform us of any issues or concerns with the layout and future improvements in relation to this project.
21. What additional studies, analyses, or reports may be required?
22. Are there any anticipated future changes to engineering design standards, stormwater standards, etc. that may affect this project?

We appreciate your attention to this inquiry and look forward to talking with you move about it. Thank you in advance for your time and consideration of this project.

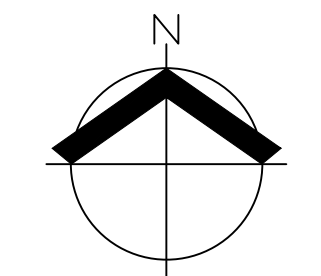
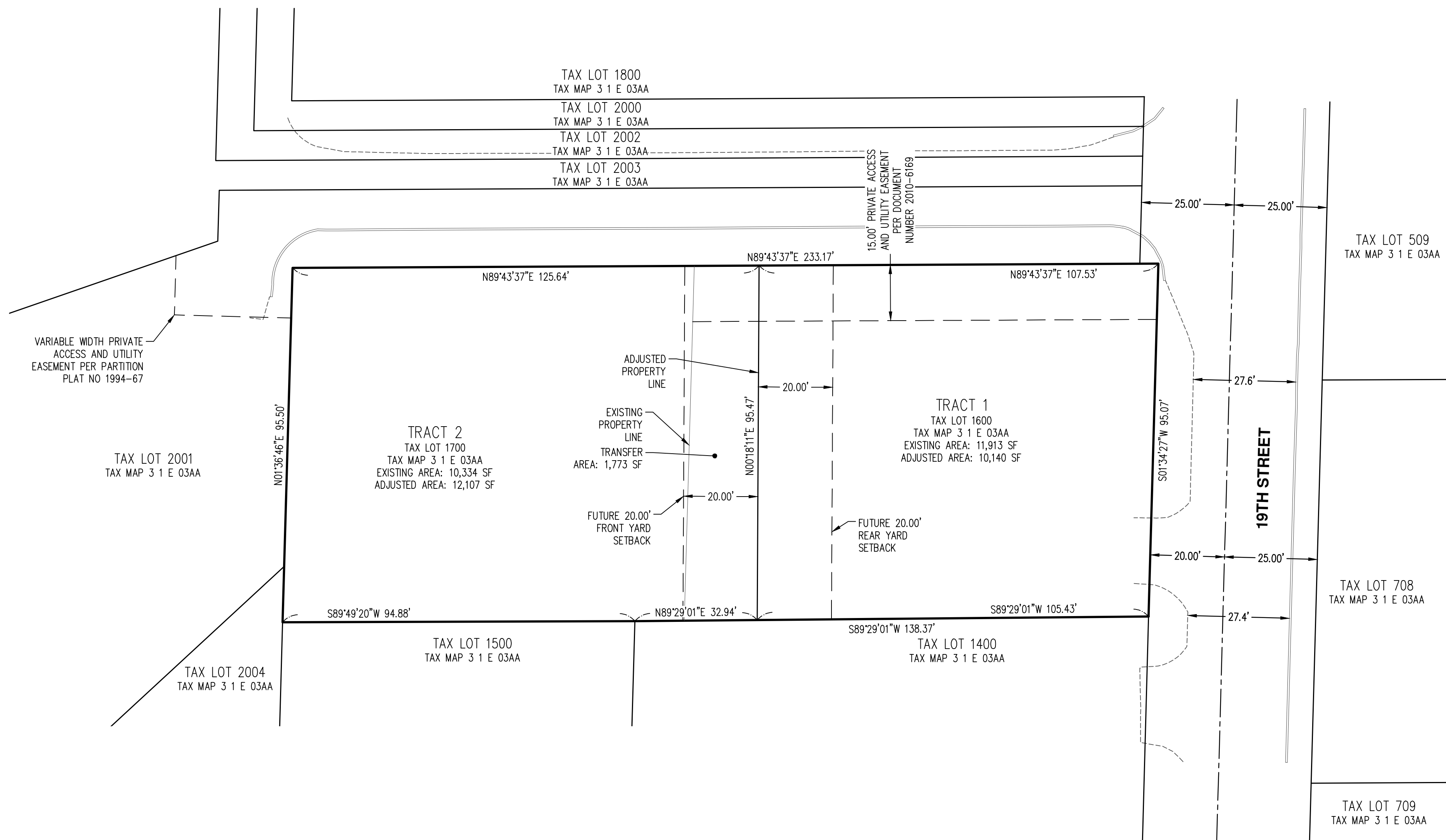
Sincerely,
AKS ENGINEERING & FORESTRY, LLC

A handwritten signature in blue ink, appearing to be 'Zach Pelz', written over a large, faint circular watermark or stamp.

Zach Pelz, AICP
3700 River Road N, Suite 1
Keizer, OR 97303
(503) 400-6028 | PelzZ@aks-eng.com

Attachments:
Preliminary Site Plan

AKS DRAWING FILE: 9269_EXCOND.DWG | LAYOUT: LAYOUT1



SCALE: 1" = 20 FEET

LEGEND

RIGHT-OF-WAY LINE	_____
BOUNDARY LINE	_____
PROPERTY LINE	_____
CENTERLINE	_____
PROPERTY LINE TO BE REMOVED	_____
CURB	_____
EDGE OF PAVEMENT	_____
EASEMENT	_____
SEBACK	_____
FENCE LINE	_____

- NOTES:**
- FIELD WORK WAS CONDUCTED MARCH 3, 4, AND 10, 2022.
 - VERTICAL DATUM: ELEVATIONS WERE DERIVED FROM THE TRIMBLE VRS NOW NETWORK (NAVD 88).
 - HORIZONTAL DATUM: A LOCAL DATUM PLANE DERIVED FROM STATE PLANE OREGON NORTH 3601, INTERNATIONAL FOOT, NAD83(2011)EPOCH:2010.0000, BY MULTIPLYING BY A PROJECT MEAN COMBINED GROUND SCALE FACTOR OF 1.0001076429 AT A CENTRAL PROJECT POINT WITH STATE PLANE GRID COORDINATES OF N:619091.174 E:7645911.381 WITH A MERIDIAN CONVERGENCE ANGLE OF -1'32"03". STATE PLANE COORDINATES WERE DERIVED FROM THE TRIMBLE VRS NOW NETWORK.
 - THIS IS NOT A PROPERTY BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY SURVEYOR. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.

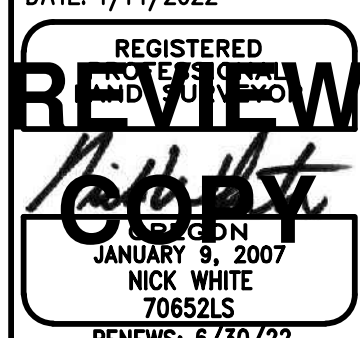
AKS
 AKS ENGINEERING & FORESTRY, LLC
 17340 SW 100 RD, STE 100
 TUALOIN, OR 97062
 503.663.6161
 WWW.AKS-ENG.COM

ENGINEERING • SURVEYING • NATURAL RESOURCES
 FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

**1686 19TH ST
 WEST LINN
 WEST LINN**
 OREGON
 CLACKAMAS COUNTY TAX MAP 31E03AA
 TAX LOTS 1600 & 1700

**PRELIMINARY
 PROPERTY LINE
 ADJUSTMENT PLAN**

DESIGNED BY: CP/MSD
 DRAWN BY: MSD
 MANAGED BY: NSW
 CHECKED BY:
 DATE: 4/14/2022



REVISIONS:

JOB NUMBER
9269
 SHEET
2