



CITY OF
**West
Linn**

PRE-APPLICATION CONFERENCE

Thursday, August 18, 2022

City Hall*
22500 Salamo Road

10:00 am: **Proposed Minor Partition**
Applicant: **Scott Huskey**
Property Address: **2011 13th Street**
Neighborhood Assn: **Willamette Neighborhood Association**
Planner: **John Floyd**

Project #: **PA-22-23**



*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:	8/18/22	TIME:	10:00am
		PROJECT #:	PA-22-23
STAFF CONTACT:	John Floyd	FEE:	\$1,000

Pre-application conferences are held on the first and third Thursdays of the month between 9:00 am and 1:00 pm. Appointments must be made by 5:00 pm, 15 days before the meeting date. The applicant has a choice of an in-person or virtual meeting. To schedule a conference, submit this form, a site plan, and accompanying materials through the [Submit a Land Use Application](#) web page. The City will contact you to collect payment. Pre-application notes are valid for 18 months.

Address of Subject Property (or map/tax lot): _____

Description of Proposal: PARTITION PROPERTY INTO TWO PARCELS _____

Applicant's Name: Scott Huskey

Mailing Address: _____

Phone No: _____ Email Address: _____

Please attach a site plan on 11 x 17 inches paper depicting the following items:

- North arrow
- Scale
- Property dimensions
- Conceptual layout, design, and/or building elevations
- Streets abutting the property
- Access to and from the site
- Location of existing utilities (water, sewer, etc.)
- Location of all easements (access, utility, etc)
- Location of existing trees (a tree survey is highly recommended)
- Location of creeks and/or wetlands (a wetland delineation is highly recommended)

Please list any questions or issues that you would like the planner to address: _____

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

Property owner's signature (**REQUIRED**): _____ Date: _____

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT	PROJECT NO(S).	PRE-APPLICATION NO.
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S)	TOTAL

Type of Review (Please check all that apply):

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

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: 2011 13 TH STREET	Assessor's Map No.: 2-1E-35C
	Tax Lot(s): 1500
	Total Land Area: 30,723 SF

Brief Description of Proposal: PARTITION PROPERTY INTO TWO PARCELS, ONE WITH THE EXISTING HOUSE AND ONE VACANT PARCEL ON WHICH TO BUILD.

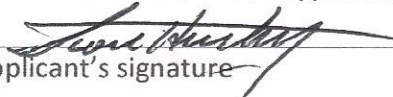
Applicant Name: SCOTT HUSKEY <small>(please print)</small>	Phone: 503 939-6925
Address: 2008 13 TH STREET	Email: scotthuskey60@gmail.com
City State Zip: WEST LINN, OR 97068	

Owner Name (required): ARIEH PROPERTIES, LLC <small>(please print)</small>	Phone: 503 939-6925
Address: 2011 13 TH STREET	Email: scotthuskey60@gmail.com
City State Zip: WEST LINN, OR 97068	

Consultant Name: PAUL ROEGER <small>(please print)</small>	Phone: 503 860-2545
Address: 20330 SE HWY. 212	Email: paul@cmtsc.net
City State Zip: DAMASCUS, OR 97089	

1. All application fees are non-refundable (excluding deposit). **Any overruns to deposit will result in additional billing.**
2. The owner/applicant or their representative should be present at all public hearings.
3. A decision may be reversed on appeal. The permit approval will not be effective until the appeal period has expired.
4. 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>

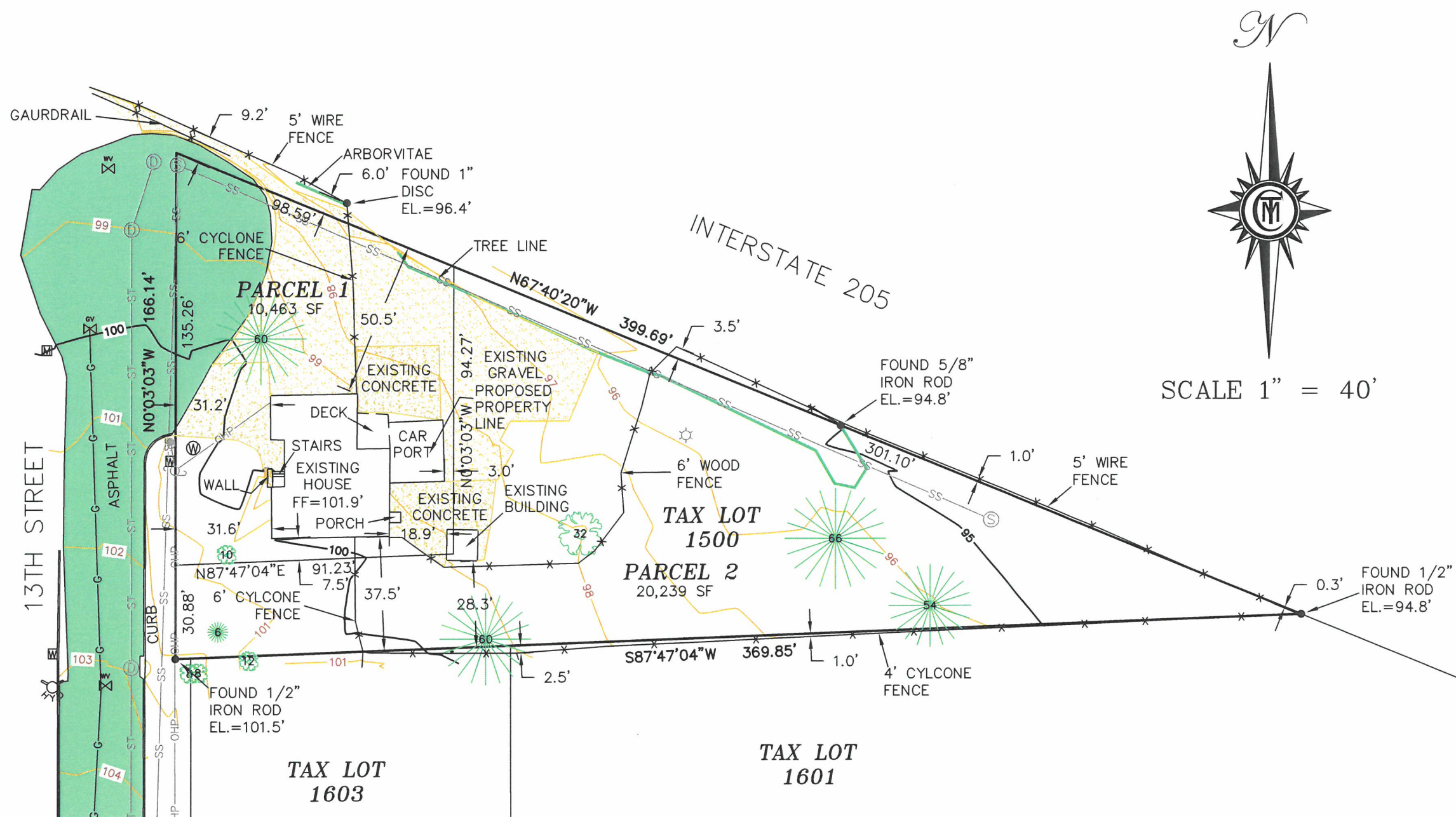
The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to 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.


Applicant's signature

7/27/2022
Date


Owner's signature (required)

7/27/2022
Date



SCALE 1" = 40'

LEGEND

- EXISTING DECIDUOUS TREE W/ TRUNK DIAMETER (INCHES)(CL=CLUSTER)
- EXISTING CONIFEROUS TREE W/ TRUNK DIAMETER (INCHES)(CL=CLUSTER)
- EXISTING GUY ANCHOR
- EXISTING LIGHT POLE
- EXISTING OVERHEAD POWER LINES
- EXISTING FIRE HYDRANT
- EXISTING WELL
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- EXISTING UNDERGROUND GAS LINE
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING MAILBOX
- EXISTING FENCE
- FOUND MONUMENTS
- EXISTING GRAVEL
- EXISTING CONCRETE
- EXISTING ASPHALT

NOTES

1. THE PURPOSE OF THIS MAP WAS TO SHOW THE EXISTING CONDITIONS FOR 2011 13TH STREET.
2. THE BASIS OF BEARINGS WAS PER PARTITION PLAT NO. 2008-068 CLACKAMAS COUNTY RECORDS.
3. LOCAL DATUM WAS ESTABLISHED BY ASSUMING AN ELEVATION OF 100.00' ON LOCAL CONTROL.
4. THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF SCOTT HUSKEY.
5. THIS MAP WAS PREPARED BY PLAT RECORDS, CALCULATED DATA, AND FIELD MEASUREMENTS, A RECORDED PARTITION PLAT WILL NOT BE FILED AT A DATE TO BE DETERMINED.
6. ALL UTILITY LOCATIONS ARE SHOWN BY ABOVE GROUND FEATURES AND LOCATION OF PAINT MARKS SUPPLIED BY THE LOCAL UTILITY COMPANIES. CMT TAKES NO RESPONSIBILITY OF UNDERGROUND LOCATION. PLEASE NOTIFY THE UTILITY NOTIFICATION CENTER BEFORE ANY DIGGING 1-800-332-2344.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
SEPTEMBER 11, 2018
DAVID ROEGER
86811

EXPIRES DECEMBER 31, 2022

EXISTING CONDITIONS & PROPOSED PARTITION PLAT	
SW 1/4 SEC 35, T2S, R1E, W.M.	
CITY OF WEST LINN	
CLACKAMAS COUNTY, OREGON	
JUNE 28, 2022	
DRAWN: JMR	CHECKED: DMR
SCALE 1"=40' ACCOUNT # 400	
Y: \400-001\DWG\400001BASE	

2011 13TH ST

CMT SURVEYING AND CONSULTING

20330 SE HIGHWAY 212
DAMASCUS, OR 97089
PHONE (503) 850-4672 FAX (503) 850-4590