



CITY OF
**West
Linn**

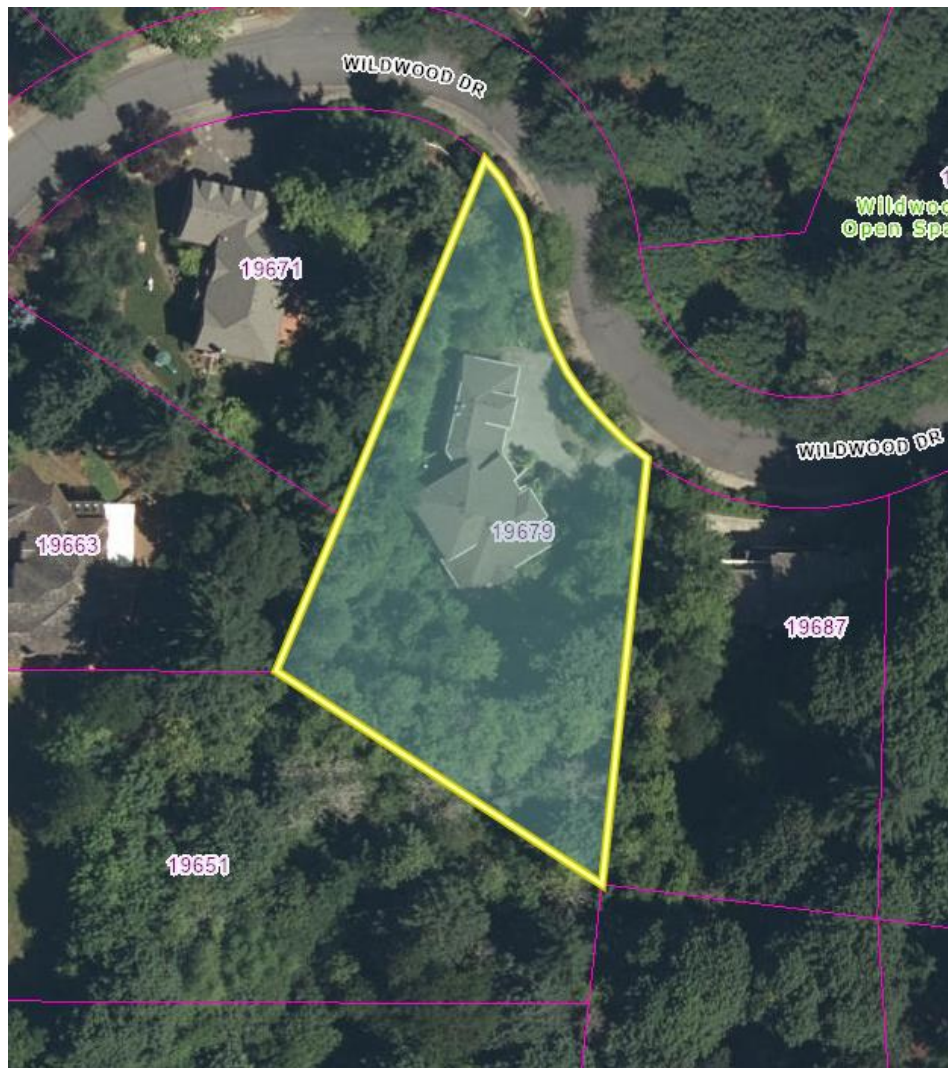
PRE-APPLICATION CONFERENCE

Thursday, August 4, 2022

City Hall*
22500 Salamo Road

11:00 am: **Proposed Minor Partition**
Applicant: **Alex Kalmanson**
Property Address: **19679 Wildwood Drive**
Neighborhood Assn: **Hidden Springs Neighborhood Association**
Planner: **Darren Wyss**

Project #: PA-22-24



*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: 11:00 am
		PROJECT #: PA-22-24
STAFF CONTACT:	Darren Wyss	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): 19679 Wildwood dr. West Linn, OR 97068

Description of Proposal: WRA Review and Partition for construction of one new home

Applicant's Name: Alex Kalmanson

Mailing Address: same as above

Phone No: 510 912 8575 Email Address: akalmans12@gmail.com

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: _____

Request information on HB2001 and SB458 processes

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: 8/2/22

August 2, 2022

To: West Linn Planning Department

From: Alex Kalmanson

19679 Wildwood dr.

West Linn, OR 97068

Subject: Pre-Application Conference - Project explanation

To whom it may concern,

My name is Alex Kalmanson – I reside at 19679 Wildwood dr. in West Linn. I am looking to partition my lot so that I can build a smaller “forever” house for myself. To achieve this goal, I am submitting this pre-application conference documents.

I’ve enjoyed living in West Linn for the past 16 years and I love my neighborhood – I want to stay here, but I need to downsize my house to do so. This partition would allow me to do just that. I look forward to the conference and a positive resolution to this matter in the easiest, fastest, and cheapest way possible.

Finally, I would encourage city staff to visit the property before the conference – I would strongly suggest that the city let me know when to expect the person(s) so that I can walk the lot with them and show them in-person what I am asking for...

Sincerely

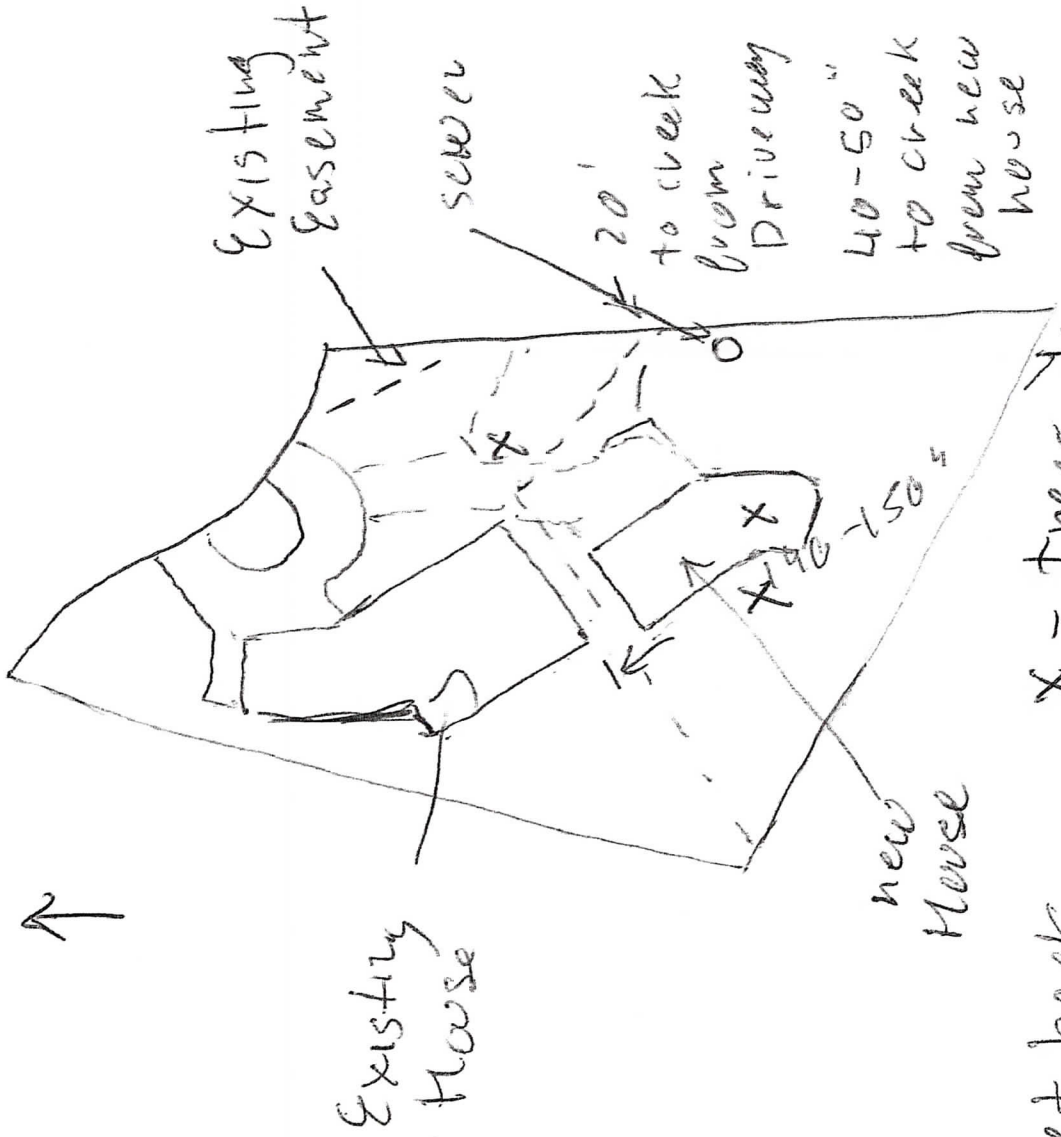


Alex Kalmanson

Tel: 510 912 8575

Email: akalmans12@gmail.com

North
↑



Existing House

new House

Existing Easement

sewer

20' to creek from Driveway

40-50' to creek from new house

Set back X - Trees

Between Houses

10' on each side - 20' total

creek on East side of the lot

