



CITY OF
**West
Linn**

PRE-APPLICATION CONFERENCE

Thursday, November 3, 2022

Webex*

10:00 am: **Proposed Subdivision**
Applicant: **Derek Marty**
Property Address: **2175 Mountain View Court**
Neighborhood Assn: **Marylhurst Neighborhood Association**
Planner: **Chris Myers**

Project #: **PA-22-27**



*The pre-application conference will be conducted on Webex.



CITY OF West Linn

Planning & Development • 22500 Salamo Rd #1000 • West Linn, Oregon 97068
Telephone 503.742.6060 • westlinnoregon.gov

Pre-Application Conference Request

| | | |
|-----------------------------------|---------------------------------|--------------------------------|
| For Staff to Complete: | | |
| PA 22-27 | Conference Date: 11/3/22 | Time: 10:00 am, virtual |
| Staff Contact: Chris Myers | | 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.

Property Owner Information

Name: ~~XXXXXXXXXX~~ Robert Kao
Email: **See Attached**
Phone #: robkao2.718@gmail.com
Address: 503-421-6213

Applicant Information

Name: Derek Marty
Email: derek@djmdevelopment.com
Phone #: (360)870-7760
Address:

Address of Subject Property (or tax lot): **See Attached**

REQUIRED ATTACHMENTS:

- A project narrative with a detailed description of the proposed project. Briefly describe the physical context of the site.
- A list of questions or issues the applicant would like the City to address.
- A dimensional site plan that shows:
 - North arrow and scale
 - Location of existing trees (a tree survey is highly recommended)
 - Streets Abutting the property and width of right of way
 - Location of creeks and/or wetlands (a wetland delineation is highly recommended)
 - Property Dimensions, existing buildings, and building setbacks
 - Slope map (if slope is 25% or more)
 - Location of existing utilities (water, sewer, etc.)
 - Conceptual layout, design, proposed buildings, building elevations, and setbacks
 - Location of all easements (access, utility, etc.)
 - Vehicle and bicycle parking layout (including calculation of required number of spaces, based on use and square footage of building), if applicable
 - Location of existing and proposed access and driveways. Include the proposed circulation system for vehicles, pedestrians, and bicycles, if applicable.
 - Proposed stormwater detention system with topographic contours

I certify that I am the owner or authorized agent of the owner:

APPLICANT:

DATE:

The undersigned property owner authorizes the requested conference and grants city staff the **right of entry** onto the property to review the application.

PROPERTY OWNER:

DocuSigned by:
Robert Kao
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DATE: 10/04/2022 | 3:41 PM HAST

PROJECT NARRATIVE:

The project is located at the terminus of Mouny View Court. There is also an undeveloped right-of-way on the northeast side of the property. The Applicant/Contract Purchaser is proposing to develop a 17-19 lot subdivision on approximately 8.29 acres of land meeting the R-10 Low Density Residential standards.

The topography on the site varies from rolling terrain in the central portion of the site to steep hillsides along the north and west sides of the property. Elevation ranges from approximately 380 to 570 feet above sea level.

ADDRESS INFORMATION:

2175 Mountain View Court, West Linn, OR 97068

2200 Mountain View Court, West Linn, OR 97068

OWNERSHIP INFORMATION:

21E14CD00101 (4 Acres)

Kao, Robert, Trustee
2200 Mountain View Court
West Linn, OR

21E14CD00102 (2.0 Acres)

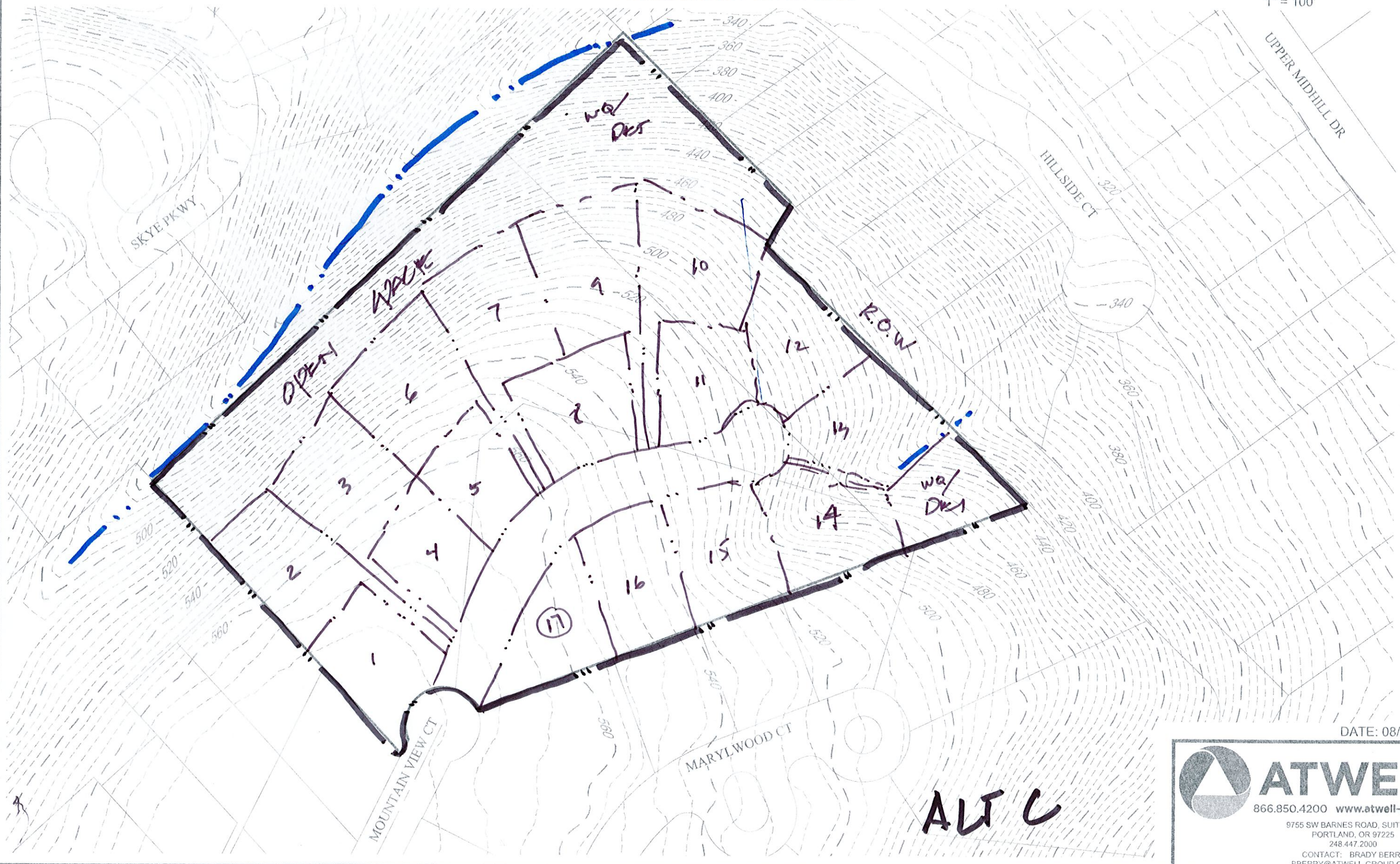
Kao, Robert, Trustee
2200 Mountain View Court
West Linn, OR

21E14CD00100 (2.29 Acres)

Little, John Morris Jr., Trustee
47577 Leeward Street
Langlois, OR 97450

2200 MOUNTAIN VIEW COURT

PRELIMINARY SITE PLAN



DATE: 08/22/2022



ATWELL
866.850.4200 www.atwell-group.com
9755 SW BARNES ROAD, SUITE 150
PORTLAND, OR 97225
248.447.2000
CONTACT: BRADY BERRY
BBERRY@ATWELL-GROUP.COM

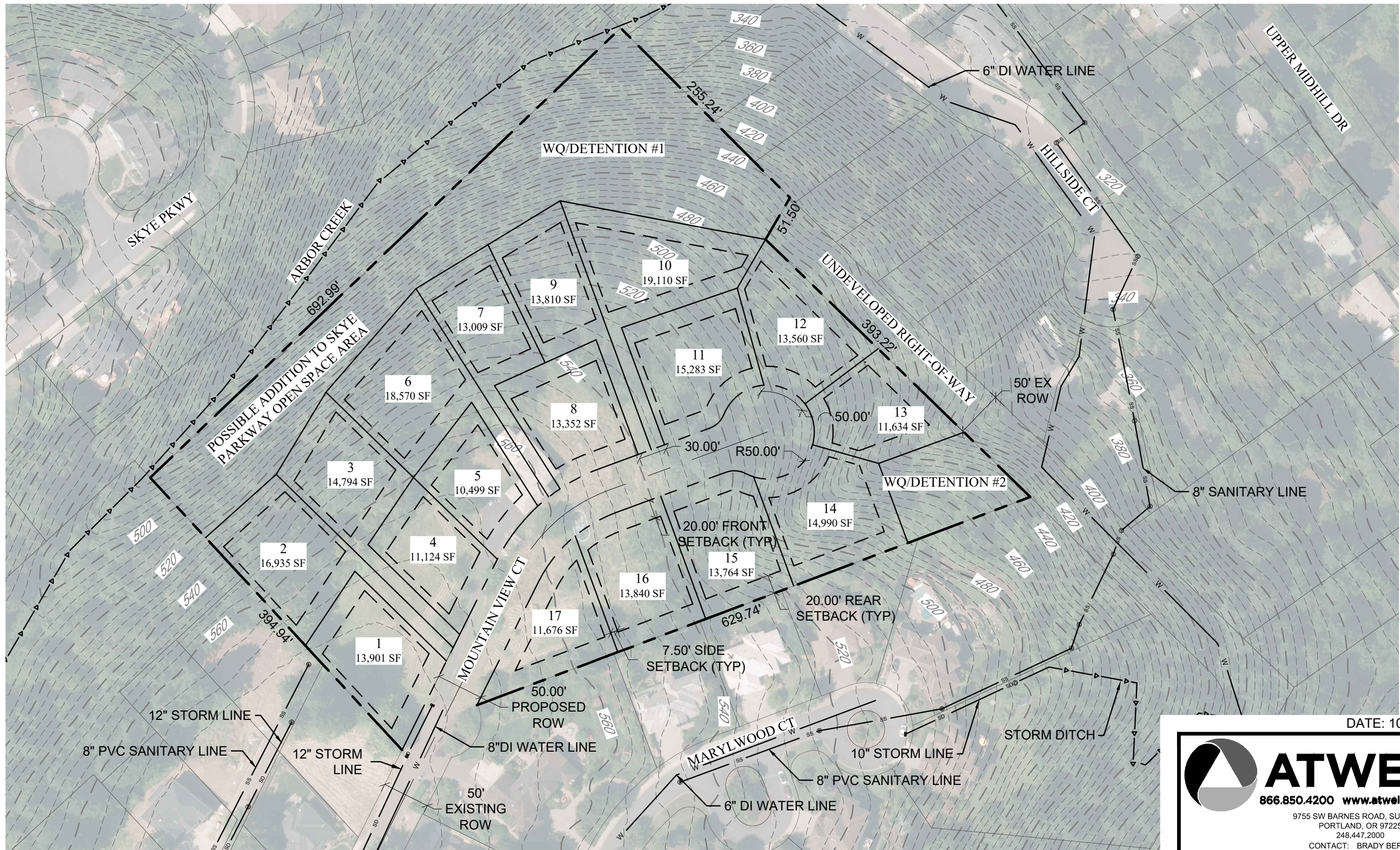
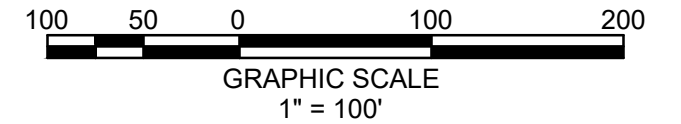
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CAD FILE: PRELIMINARY SITE PLAN - TEST.DWG


2200 MOUNTAIN VIEW COURT

PRELIMINARY SITE PLAN



SHEET
1 OF 2

DATE: 10/18/2022



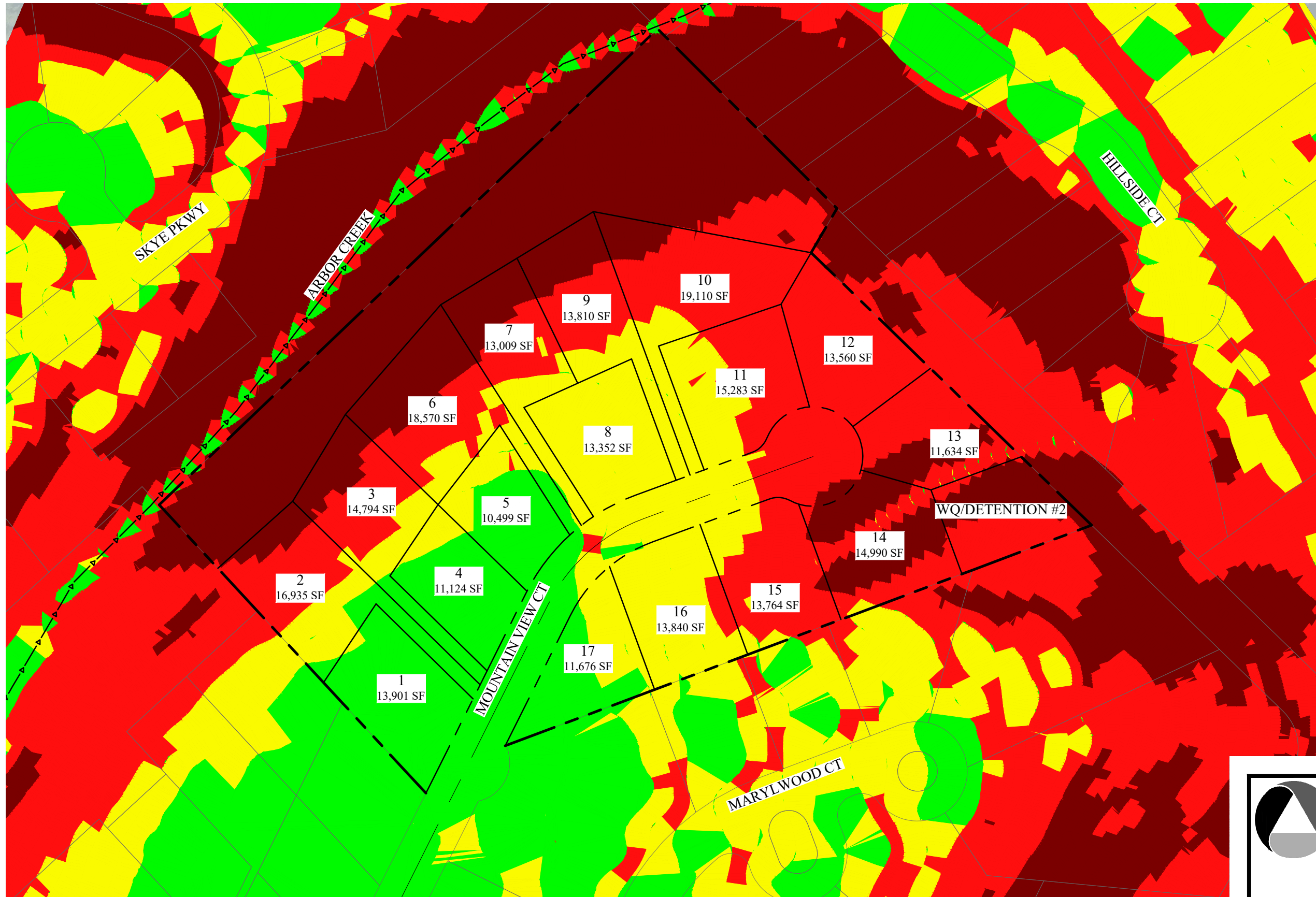
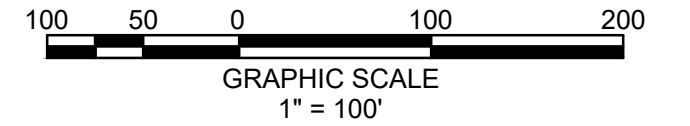
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CAD FILE: PRELIMINARY SITE PLAN - 10-09-2022.DWG

2200 MOUNTAIN VIEW COURT

PRELIMINARY SITE PLAN



LEGEND

-  SLOPES 0% - 12%
-  SLOPES 12% - 25%
-  SLOPES 25% - 50%
-  SLOPES 50% +

SHEET
2 OF 2

DATE: 10/18/2022



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