



CITY OF
**West
Linn**

PRE-APPLICATION CONFERENCE

Thursday, November 17, 2022

Webex*

10:00 am: **Proposed Townhome Development**
Applicant: **Derek Marty**
Property Address: **21635 Willamette Drive**
Neighborhood Assn: **Bolton Neighborhood Association**
Planner: **Chris Myers**

Project #: **PA-22-28**



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



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 PA-22-28

Conference Date: 11/17/22

Time: 10:00

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: Don and Doris Schuld
Email: 21635 Willamette Drive
Phone #: West Linn, OR 97068
Address:

Applicant Information

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

Address of Subject Property (or tax lot): T.2.S, R.2.E, Section 30BC, Tax Lots 4600, 4700 & 5600

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: *Suzanne Schuld, PR*

DATE: 10/18/2022

PROJECT NARRATIVE:

The development project is located at the off Willamette Drive (Highway 43), immediately south-southwest from Hammerle Park.

The Applicant/Contract Purchaser is proposing to develop six (6) townhomes on approximately 0.51 acres of land. This will consist of three (3) structures, with two units each.

The property has one existing access on Willamette Drive near the south end of the property. The Applicant/Contract Purchaser is proposing a second access near the north end, adjacent to the existing pedestrian crosswalk. There is also an undeveloped right-of-way on the south/southeast side of the property referred to as Broadway Street.

The topography on the site varies from rolling terrain along Willamette Drive (Highway 43) to steep hillsides along the western portion of the property. Elevation ranges from approximately 170 near Willamette Drive to 228 feet above sea level in the western most corner.

ADDRESS INFORMATION:

21635 Willamette Drive, West Linn, OR 97068

OWNERSHIP INFORMATION:

22E30BC04600 (0.23 Acres)

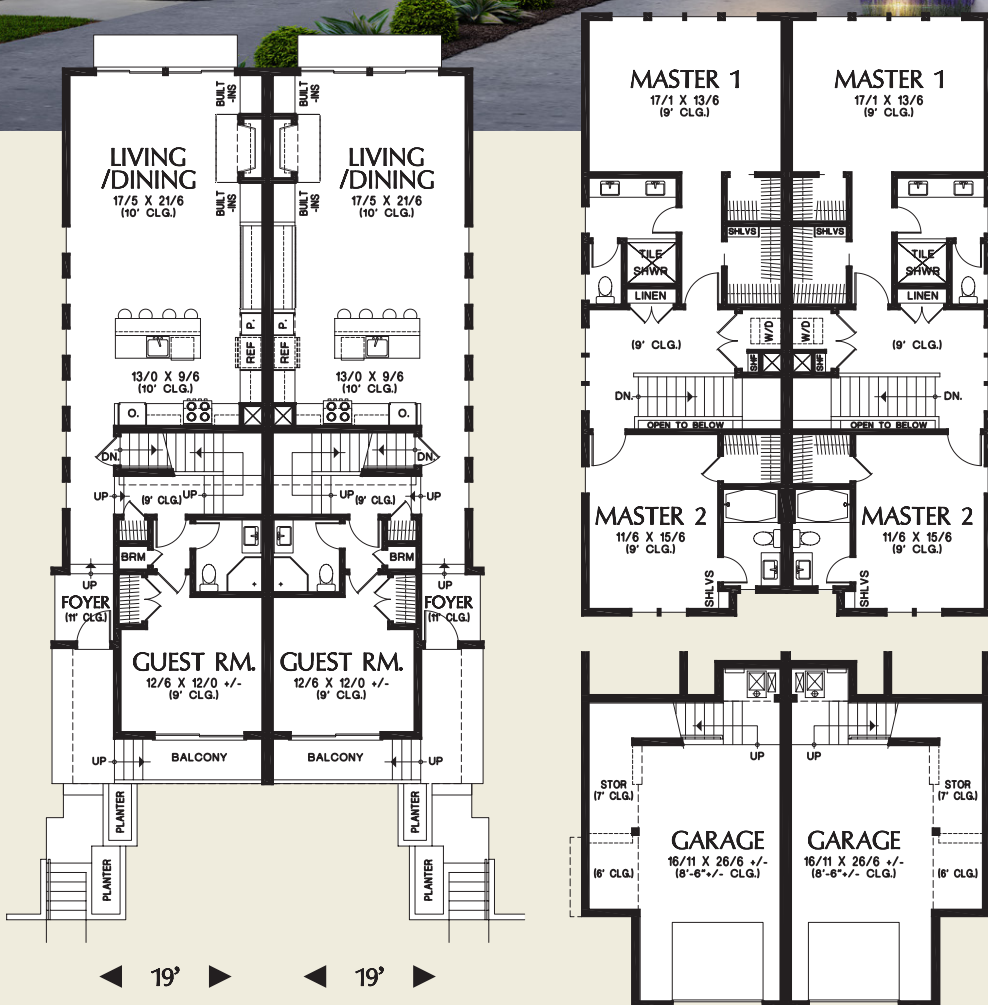
Don & Doris Schuld
21635 Willamette Drive
West Linn, OR

22E30BC04700 (0.17 Acres)

Don & Doris Schuld
21635 Willamette Drive
West Linn, OR

22E30BC05600 (0.11 Acres)

Don & Doris Schuld
21635 Willamette Drive
West Linn, OR



- Each Unit -

Upper Floor	884 Sq. Ft
Main Floor	1033 Sq. Ft
Total Area	1917 Sq. Ft

- Whole Structure -

Width	Depth
38'-0"	63'-0"
Height	(Main Flr to Peak): 27'-0"
	(to Midpt of Roof): 24'-9"

Plan Designed for Sloping Lots

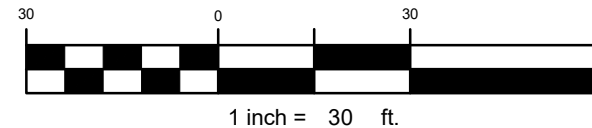


NOTE:
 CURRENT ADDRESS: 21635 WILLAMETTE DRIVE.
 EXISTING BUILDING TO BE DEMOLISHED.

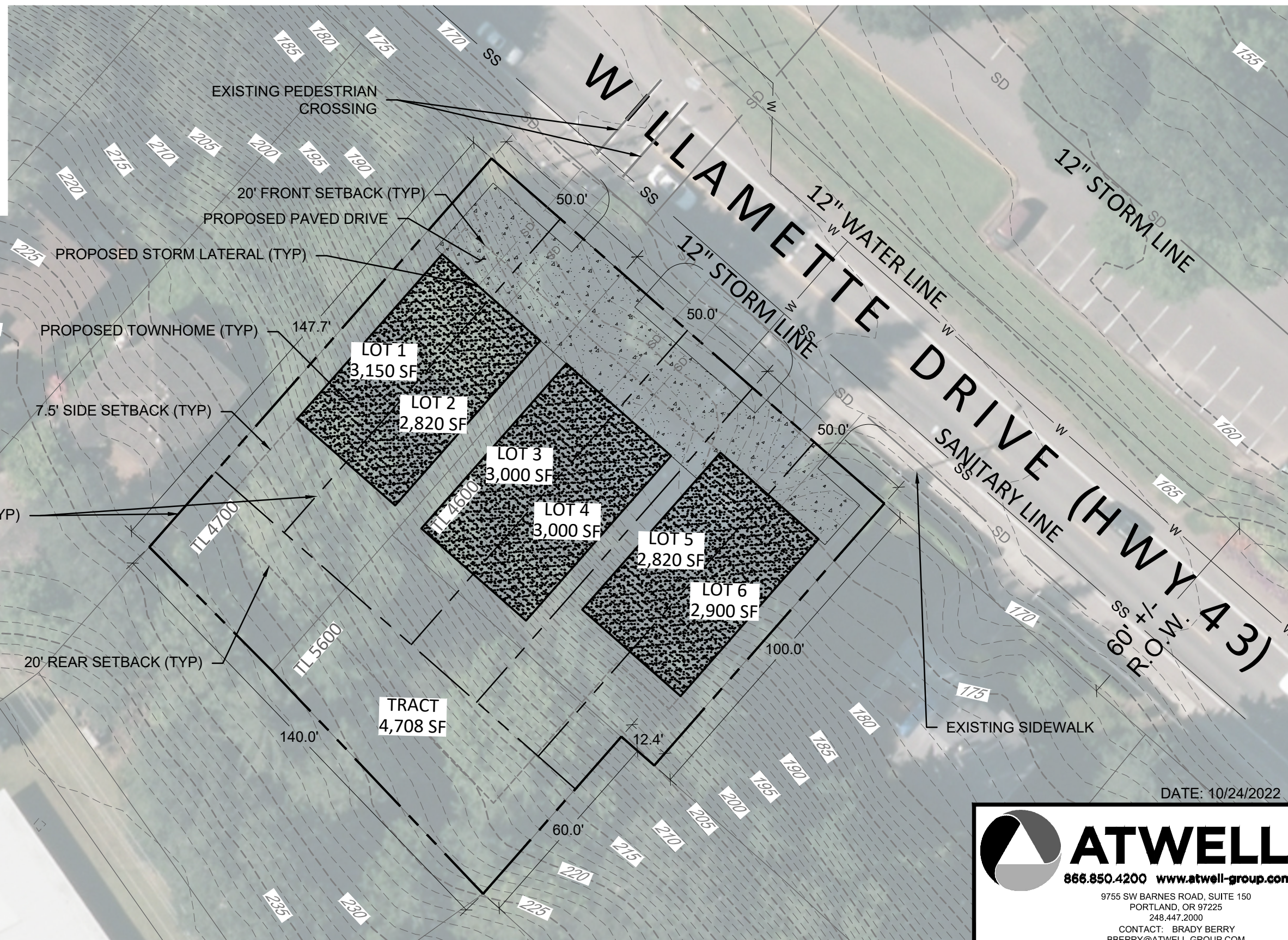
WILLAMETTE DRIVE TOWNHOMES

PRELIMINARY SITE PLAN

SHEET 1 OF 2



LOT	BUILDING DIMENSIONS
1	18.75' X 63'
2	18.75' X 63'
3	20' X 63'
4	20' X 63'
5	18.75' X 60'
6	18.75' X 60'



DATE: 10/24/2022



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

X:\PROPOSAL\2022\PORTLAND\2200XXXXX - DUM (WEST LINN - WILLAMETTE DRIVE)\DWG\PRELIMINARY SITE PLAN.DWG 10/24/2022 6:13 PM MEREDITH WENDELL

CAD FILE: PRELIMINARY SITE PLAN.DWG

WILLAMETTE DRIVE TOWNHOMES





SLOPE MAP

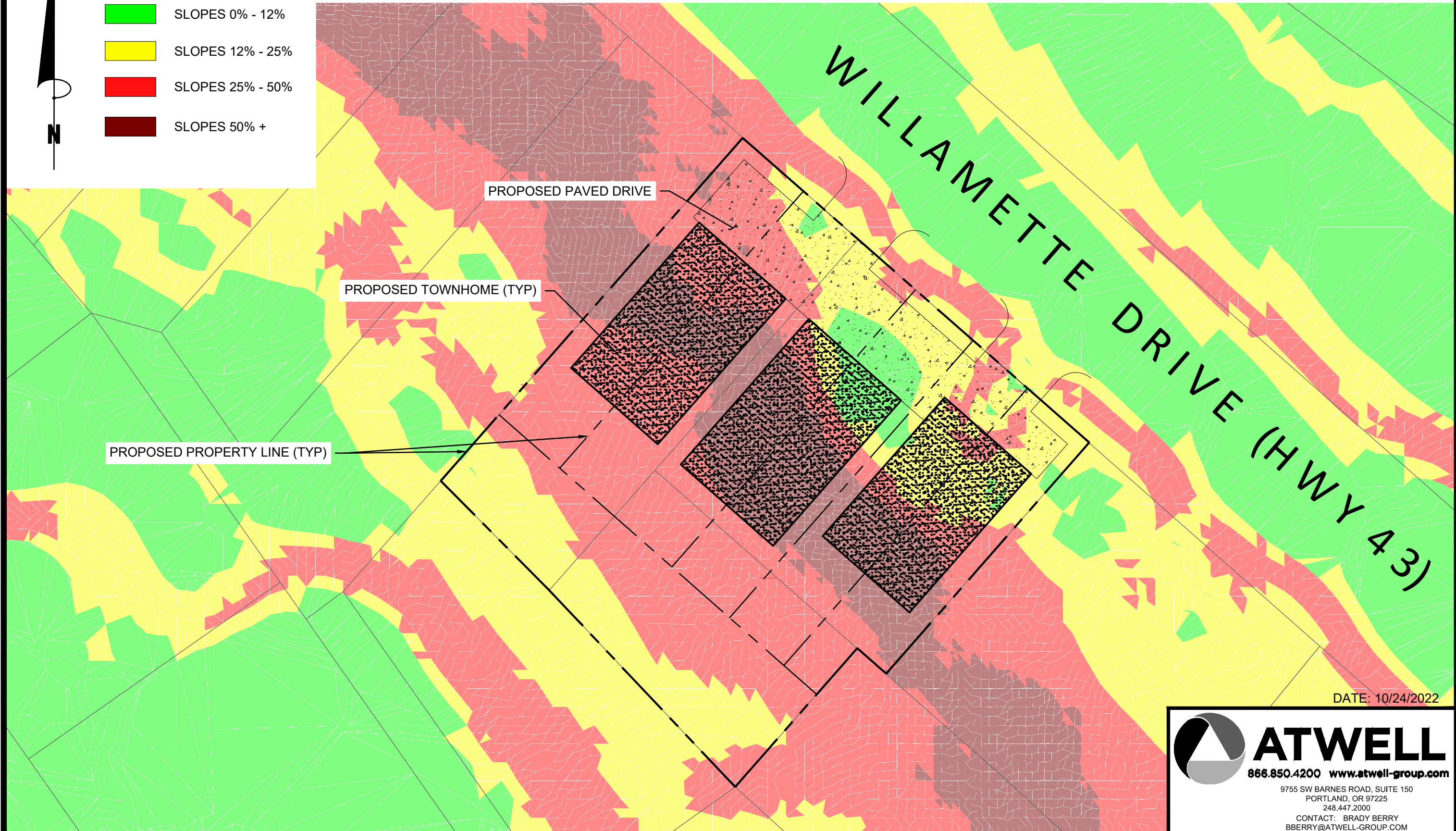
SHEET 2 OF 2



1 inch = 30 ft.

LEGEND

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



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CAD FILE: PRELIMINARY SLOPE MAP.DWG