



Pre-Application Conference Request

For Staff to Complete:

PA 23-01

Conference Date: 2/2/23

Time: 10:00 am

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: **Jesse Coefield**
Email: **jessecoefield@yahoo.com**
Phone #: **503-803-7054**
Address: **19790
Old River Drive**

Applicant Information

Name: **Same as Property owner**
Email:
Phone #:
Address:

Address of Subject Property (or tax lot): **19790 Old River Drive**

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: 1/18/2023

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:

DATE: 1/18/2023

Property Owner Information

Name: Jesse and Michelle Coefield

Email: jessecoefield@yahoo.com , Coefield.chelle@gmail.com

Phone #: 503-803-7054, 503-833-2268

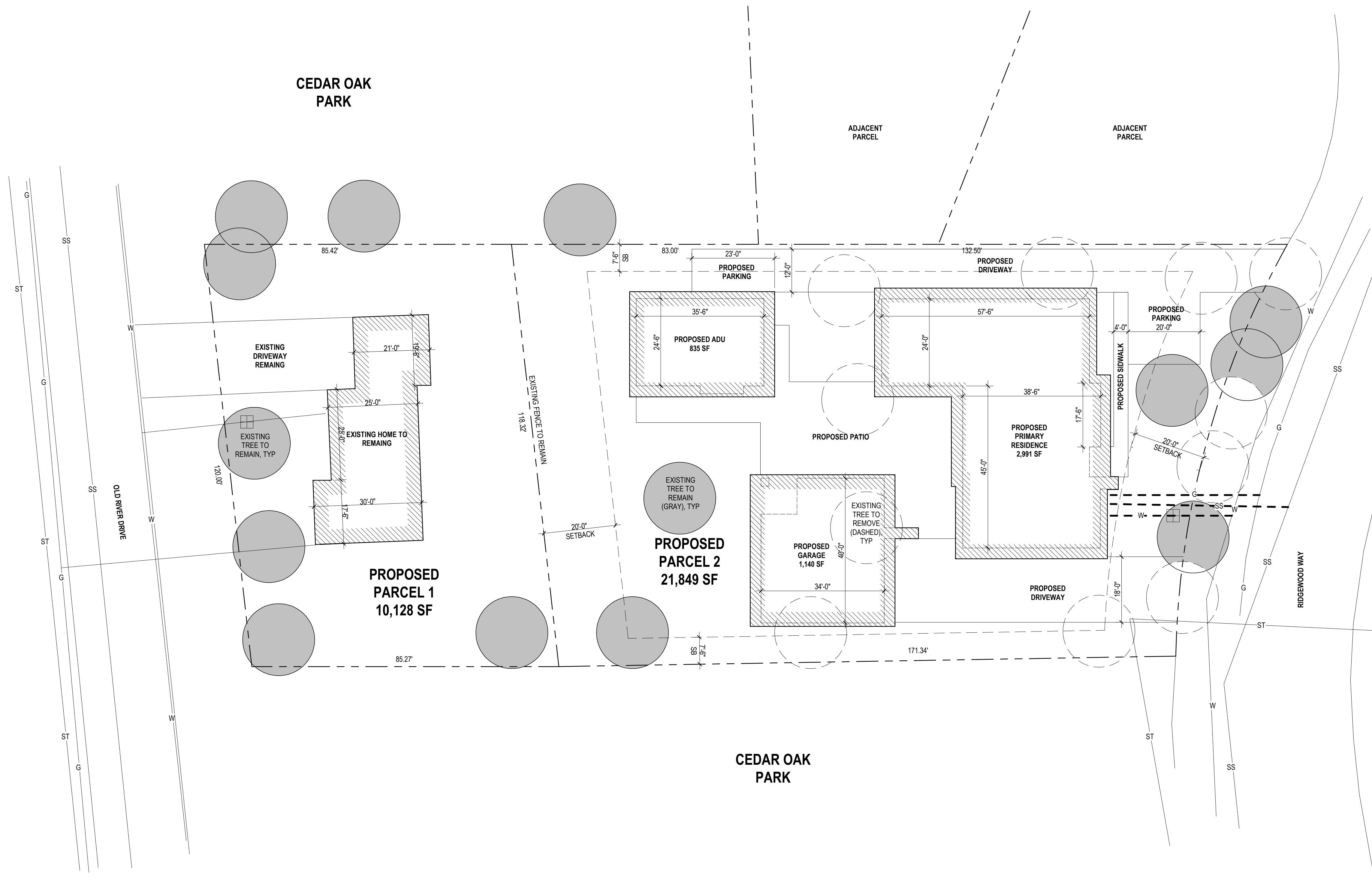
Address: 19790 Old River Drive, West Linn, OR 97068

We would like to build a one-story, single-family residence on the back ½ acre +/- on our existing property. It would also have a detached garage with the possibility of an ADU in the future. We would also like to remove trees in order to allow more sunlight to come in on the east side of the property. We would propose underground utilities and an onsite storm water retention system.

Thank you, Jesse and Michelle Coefield

APPLICATION CHECKLIST

- 10:52
- application form with property owners signature(s);
 - a written statement providing a detailed description of the proposal including the changes to the site, structure, landscaping, parking and land use;
 - a preliminary site plan with:
 - ✗ Address of the project.
 - ✗ Area of the site (acres or square feet).
 - ✗ Location of existing public and private utilities, easements, and 100-year floodplain (if known).
 - NA Sensitive areas, including the location of on-site wetlands and riparian areas (if known).
 - ✗ Configuration and dimensions of all existing and proposed lots and tracts, including proposed park, open space, and/or drainage tracts or easements.
 - ✗ Location and dimensions of existing and proposed buildings, structures, internal circulation system, name and location of existing and proposed roadways and roadway easements (private and public).
 - ✗ Location of existing and proposed driveways and off-street parking.
 - ✗ Location and width of existing and proposed pedestrian walkways.
 - NA Location and width of existing and proposed easement for access, drainage, etc.
 - ✗ Location of existing and proposed trees and other landscaping to be planted at the site; and
 - Fee. The City will call to collect a credit card payment or pay with a check.



1 PRE APP SITE PLAN
1/16" = 1'-0"

COEFIELD RESIDENCE

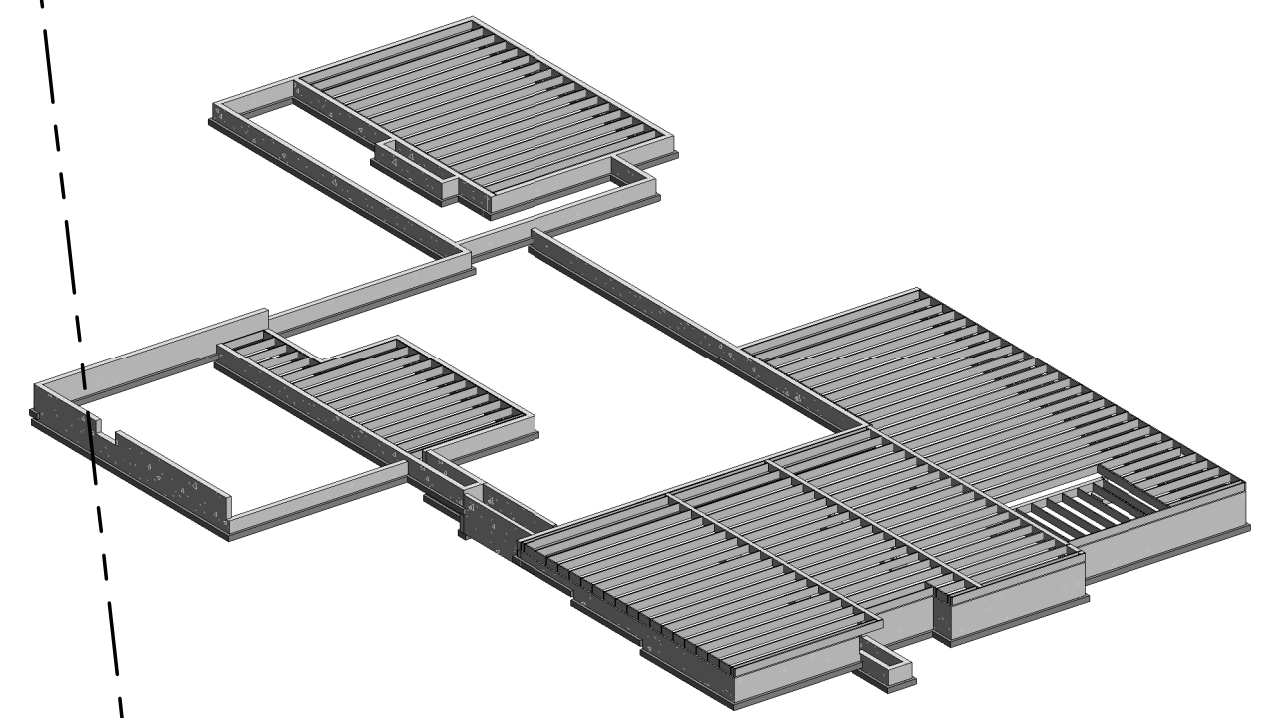
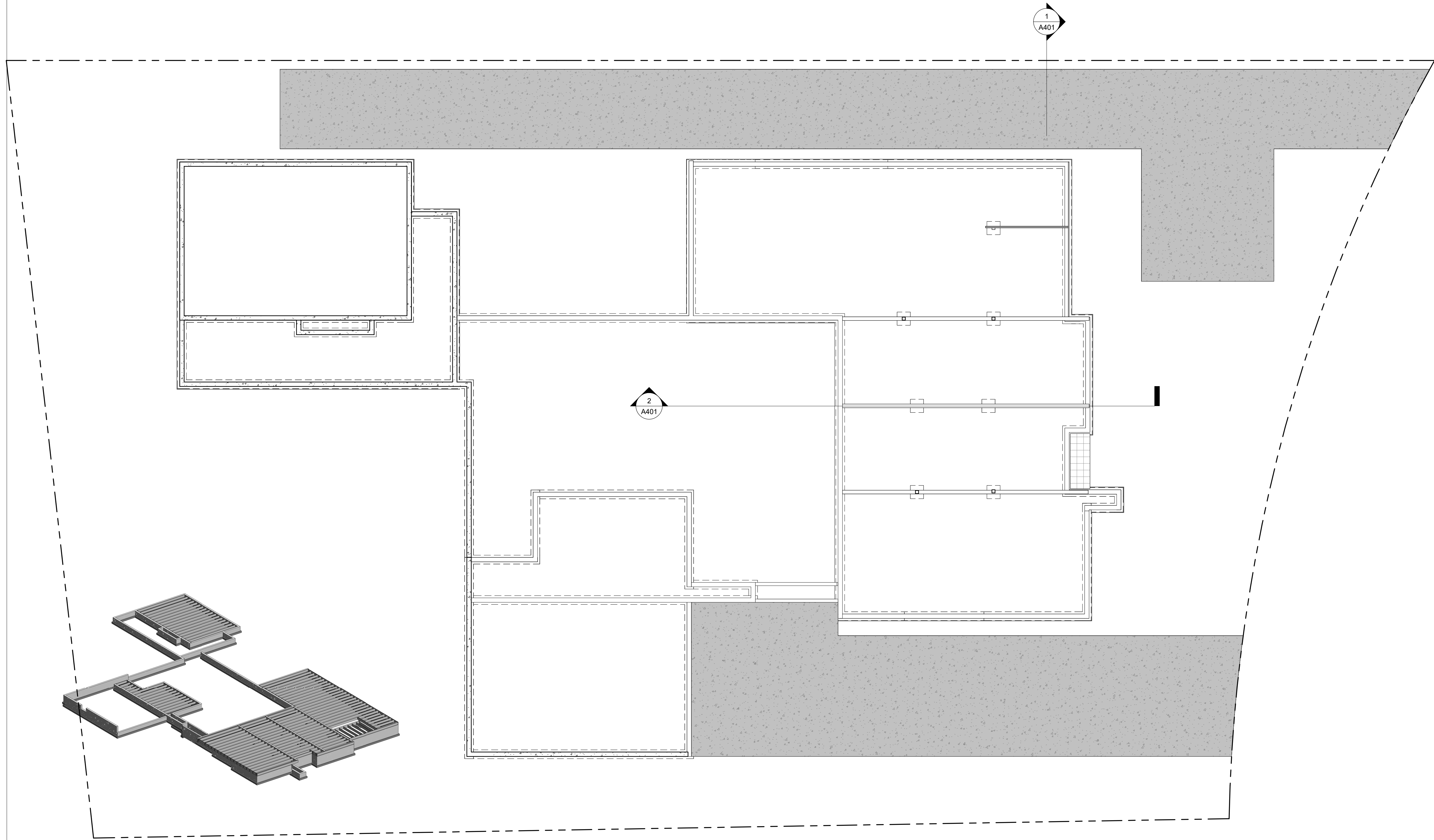
JESSE COEFIELD
19790 Old River Drive
West Linn, OR 97088

REVISIONS

CHECKED BY: SR
ISSUE DATE: 14 JAN 2023
PROJECT NO: 2105

PRE-APP SITE PLAN
A052

PRELIMINARY




1 FOUNDATION MAIN HOUSE
 1/8" = 1'-0"

COEFIELD RESIDENCE

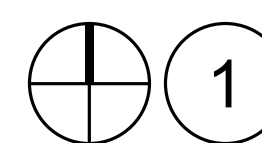
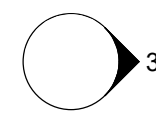
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 19790 Old River Drive
 West Linn, OR 97068

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**FOUNDATION
 PLAN
 A100**

PRELIMINARY



1 MAIN HOUSE FLOOR PLAN

1/4" = 1'-0"

COEFIELD RESIDENCE

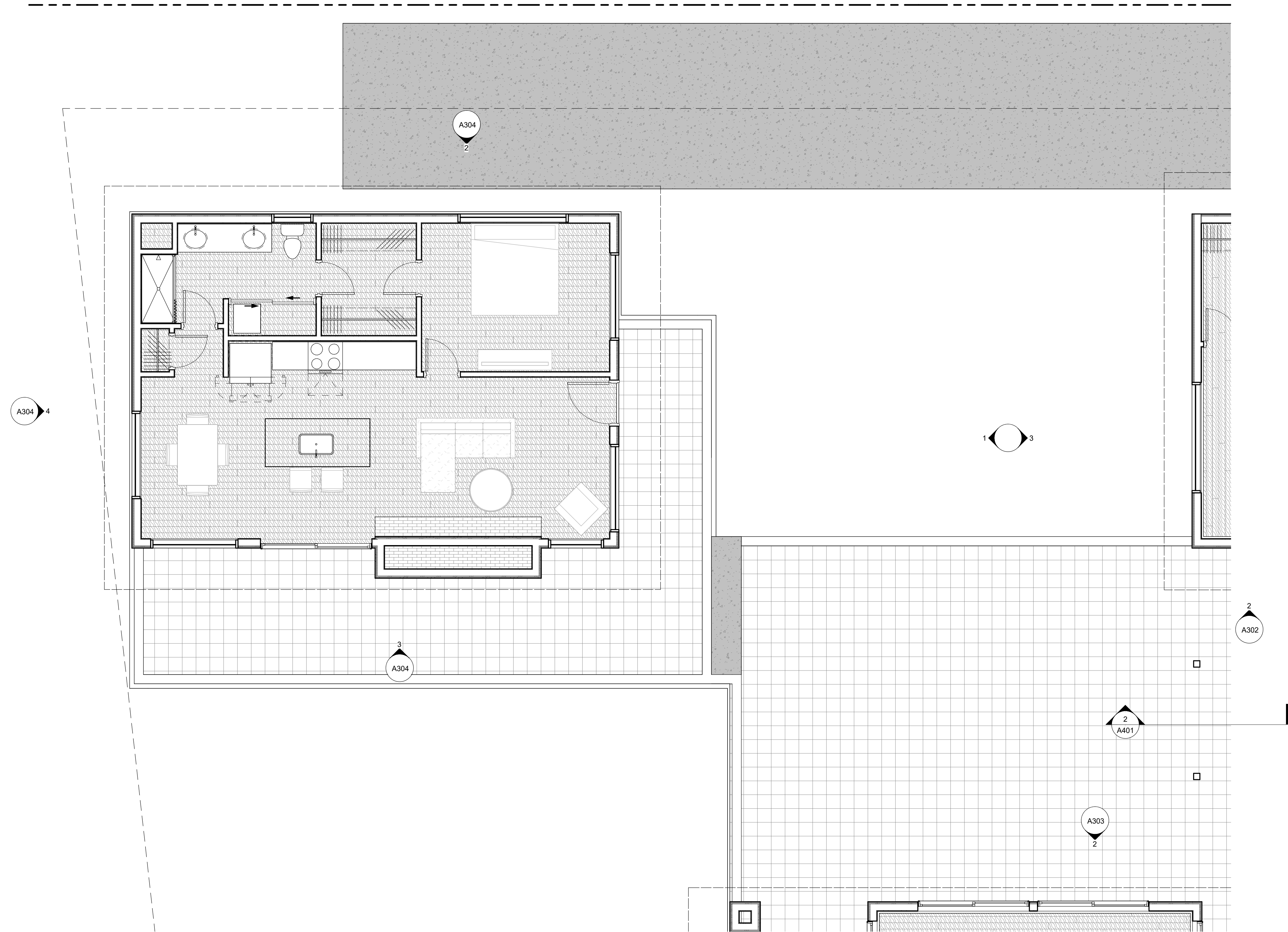
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West Linn, OR 97068

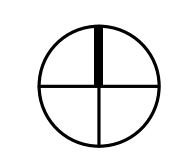
REVISIONS

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ISSUE DATE: 14 JAN 2023
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**MAIN HOUSE
FLOOR PLAN
A101**

PRELIMINARY




1 ADU FLOOR PLAN
 1/4" = 1'-0"

COEFIELD RESIDENCE

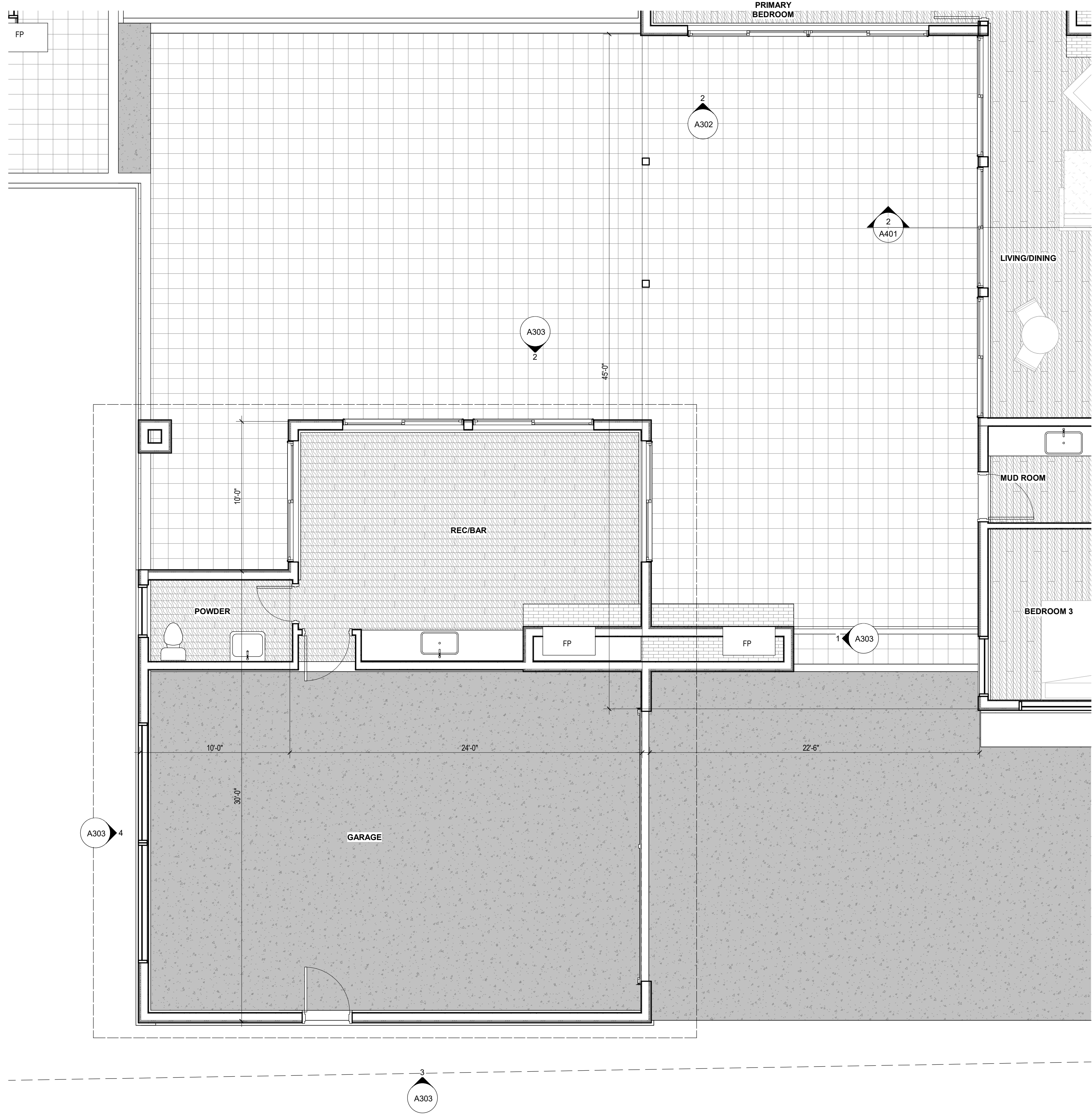
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 West Linn, OR 97088

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ADU FLOOR PLAN
A102

PRELIMINARY



1 GARAGE FLOOR PLAN
1/4" = 1'-0"

COEFIELD RESIDENCE

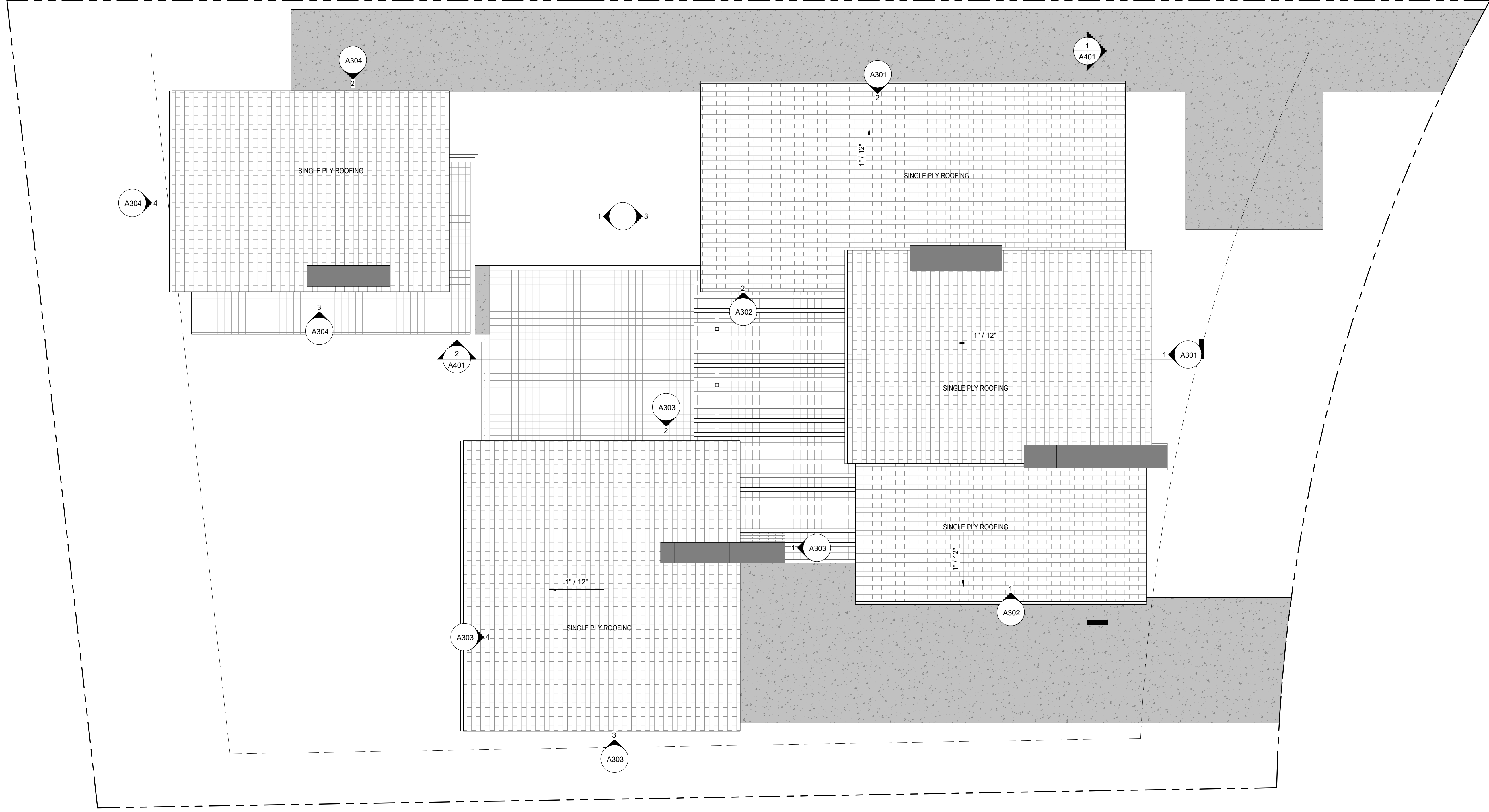
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GARAGE FLOOR PLAN
A103

PRELIMINARY



1 SITE ROOF PLAN
1/8" = 1'-0"

COEFIELD RESIDENCE

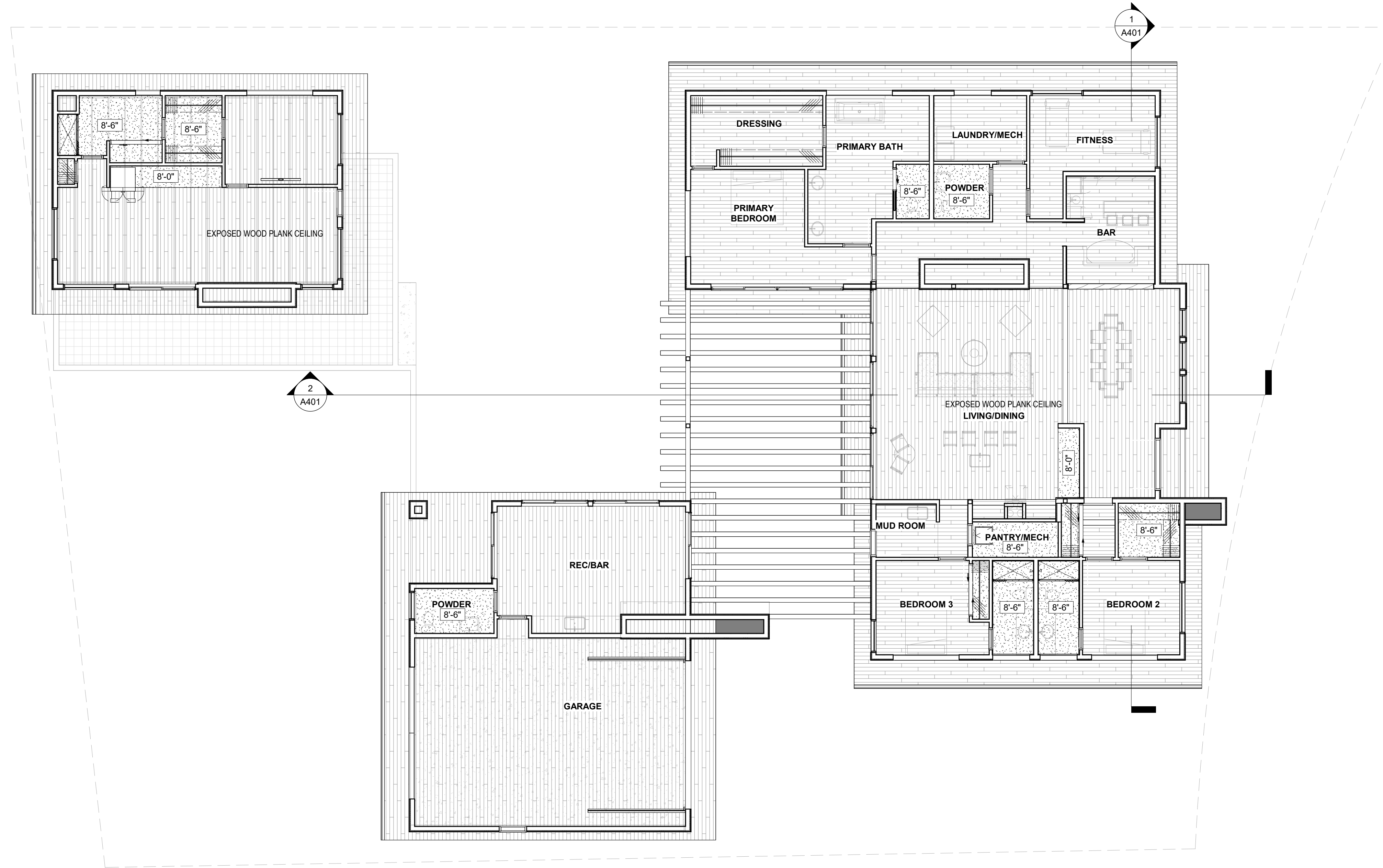
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ROOF PLAN
A104

PRELIMINARY



1 SITE REFLECTED CEILING PLAN
1/8" = 1'-0"

COEFIELD RESIDENCE

JESSE COEFIELD
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West Linn, OR 97088

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REFLECTED
CEILING PLAN -
LEVEL 01

A201

PRELIMINARY

GENERAL NOTES - EXTERIOR ELEVATION

- A. ELEVATION KEYED NOTES APPLY TO A300 SERIES SHEETS. ALL KEYED NOTES MAY NOT OCCUR ON THIS SHEET AND DO NOT APPLY TO ANY OTHER SHEETS EXCEPT THOSE NOTED.
- B. GRIDS ARE FOR REFERENCE ONLY. CONTRACTOR TO SET CONTROL POINTS FOR LAYOUT.
- C. PROVIDE ANTI-GRAFFITI COATINGS AT THE GROUND LEVEL WHERE CONCRETE OR MASONRY FINISHES ARE USED IN ACCORDANCE WITH SECTION 07 19 00.

KEYED NOTES - EXTERIOR ELEVATION

1 INSERT NOTE HERE

HIGH ROOF TOP PLATE
149'-0"

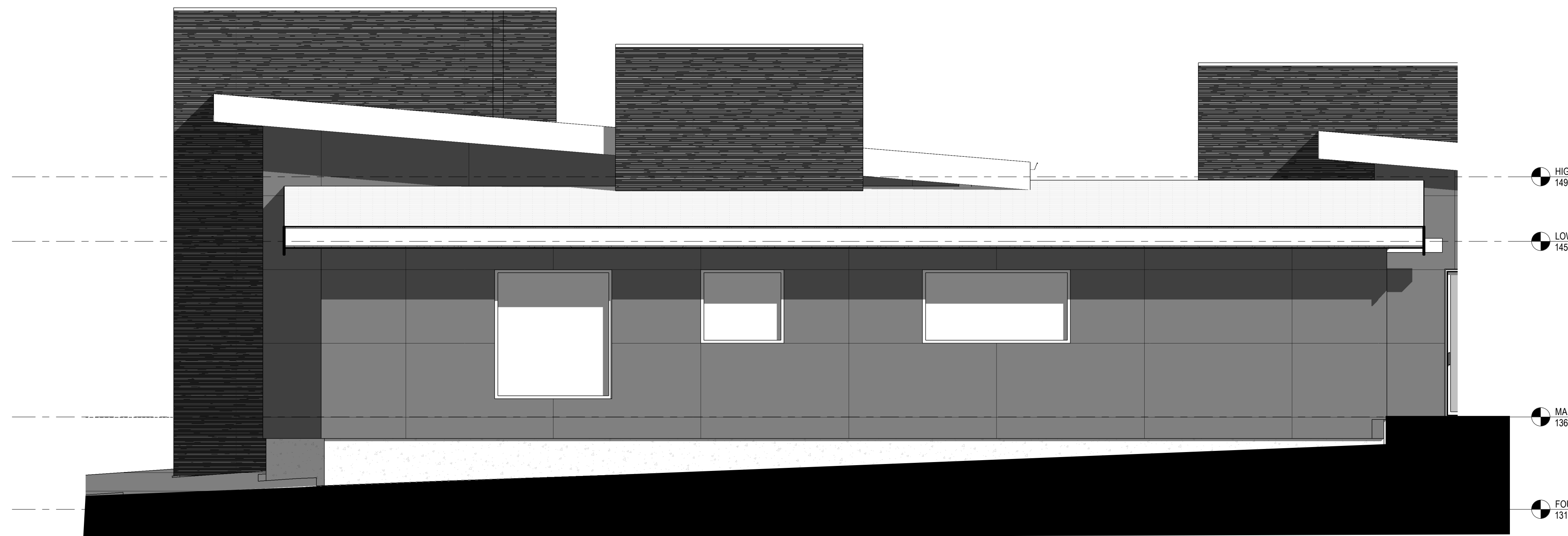
LOW ROOF TOP PLATE
145'-6"

MAIN
136'-0"

FOUNDATION TBD
131'-0"



1 MAIN HOUSE EAST ELEVATION
1/4" = 1'-0"



2 MAIN HOUSE NORTH ELEVATION
1/4" = 1'-0"

COEFIELD RESIDENCE

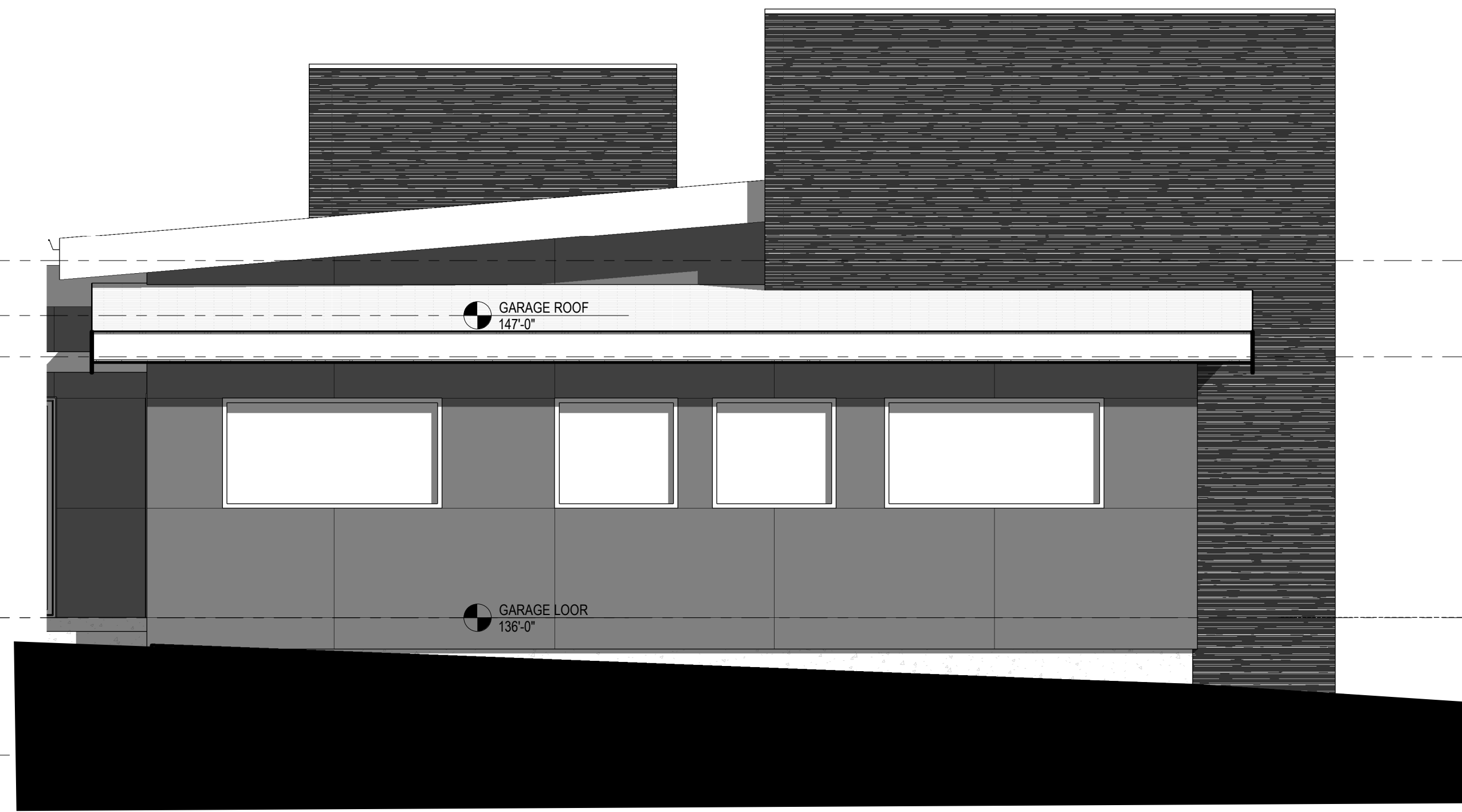
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**BUILDING
ELEVATIONS-
MAIN HOUSE
A301**

PRELIMINARY



HIGH ROOF TOP PLATE
149'-0"

LOW ROOF TOP PLATE
145'-6"

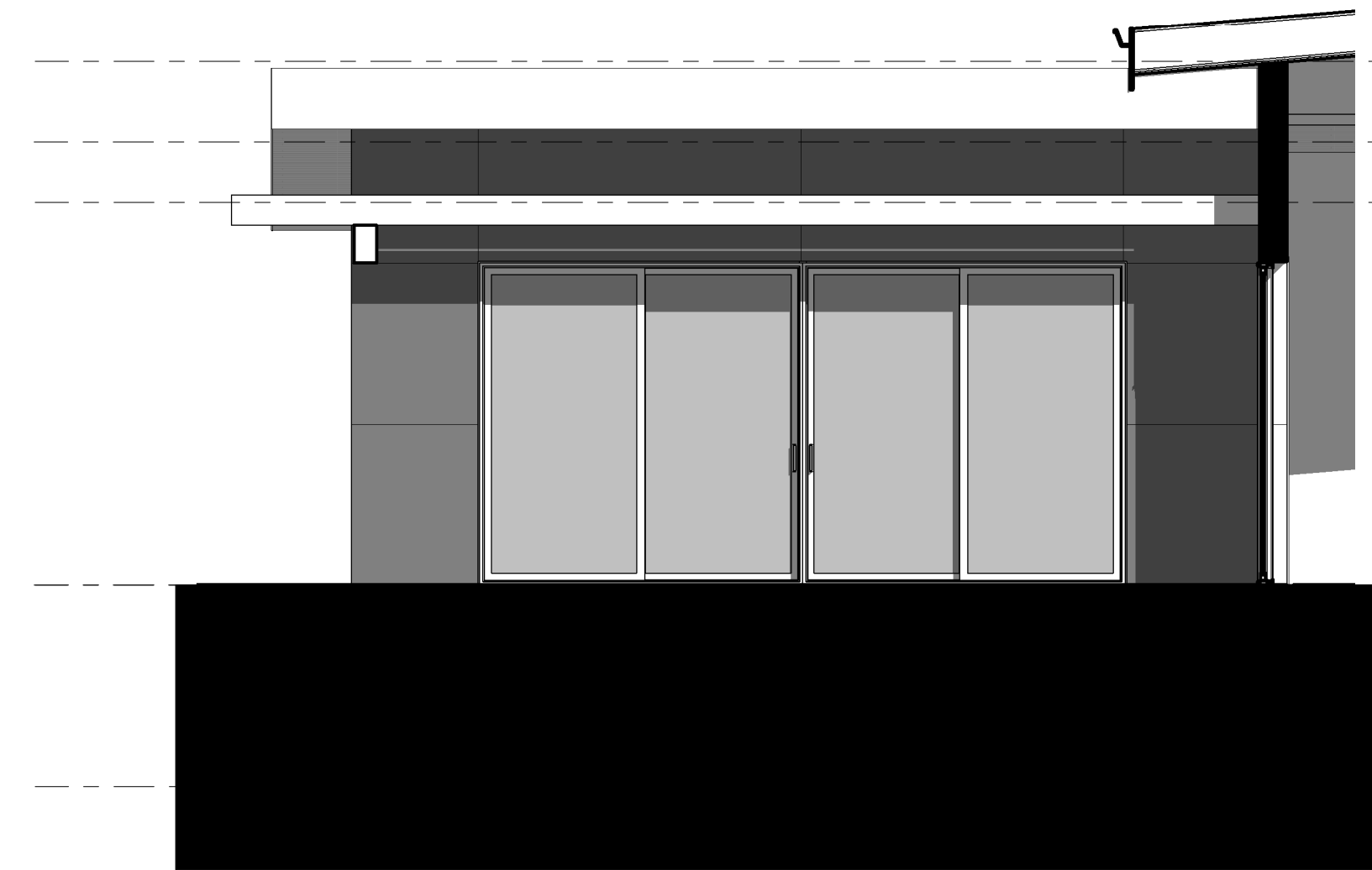
MAIN
136'-0"

FOUNDATION TBD
131'-0"

GARAGE ROOF
147'-0"

GARAGE LOOR
136'-0"

1 MAIN HOUSE SOUTH ELEVATION
1/4" = 1'-0"



HIGH ROOF TOP PLATE
149'-0"

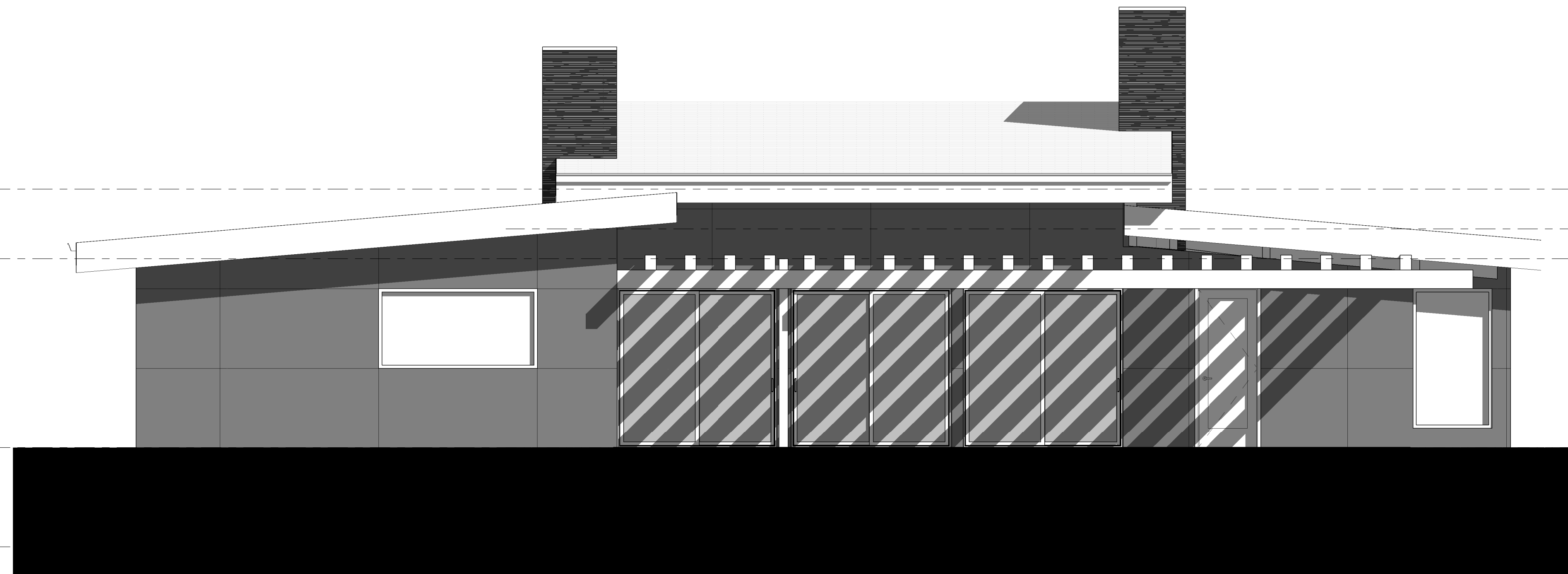
GARAGE ROOF
147'-0"

LOW ROOF TOP PLATE
145'-6"

GARAGE LOOR
136'-0"

FOUNDATION TBD
131'-0"

2 MAIN HOUSE NORTH WING SOUTH ELEVATION
1/4" = 1'-0"



HIGH ROOF TOP PLATE
149'-0"

GARAGE ROOF
147'-0"

LOW ROOF TOP PLATE
145'-6"

GARAGE LOOR
136'-0"

FOUNDATION TBD
131'-0"

3 MAIN HOUSE WEST ELEVATION
1/4" = 1'-0"

COEFIELD RESIDENCE

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West Linn, OR 97088

REVISIONS

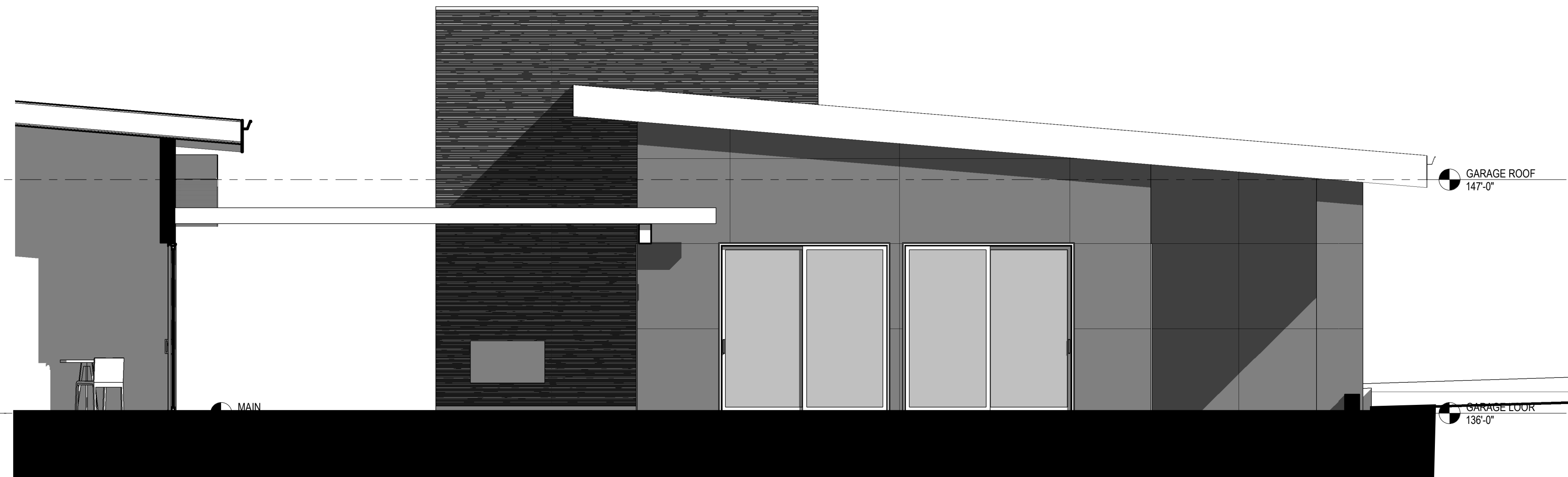
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EXTERIOR
ELEVATIONS-
MAIN HOUSE
A302

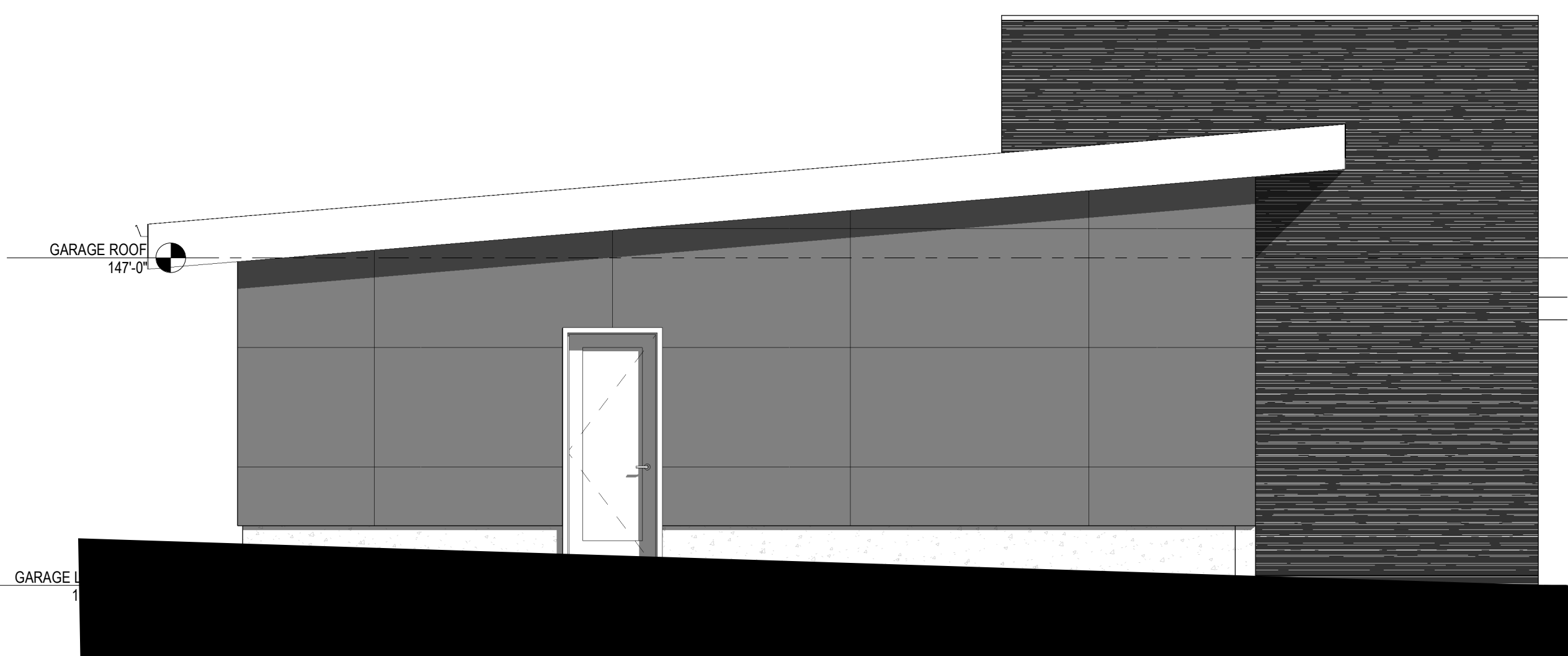
PRELIMINARY



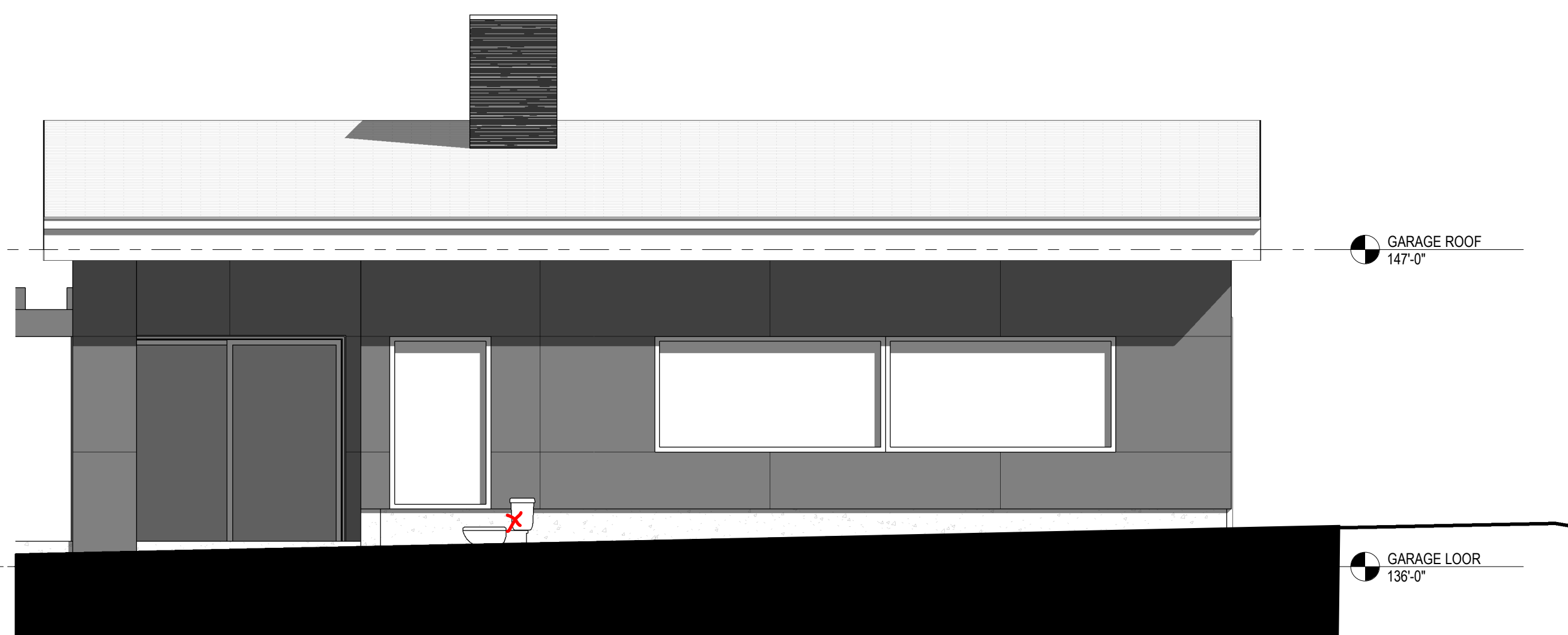
1 GARAGE EAST ELEVATION
1/4" = 1'-0"



2 GARAGE NORTH ELEVATION
1/4" = 1'-0"



3 GARAGE SOUTH ELEVATION
1/4" = 1'-0"



4 GARAGE WEST ELEVATION
1/4" = 1'-0"

COEFIELD RESIDENCE

JESSE COEFIELD
19790 Old River Drive
West Linn, OR 97088

REVISIONS

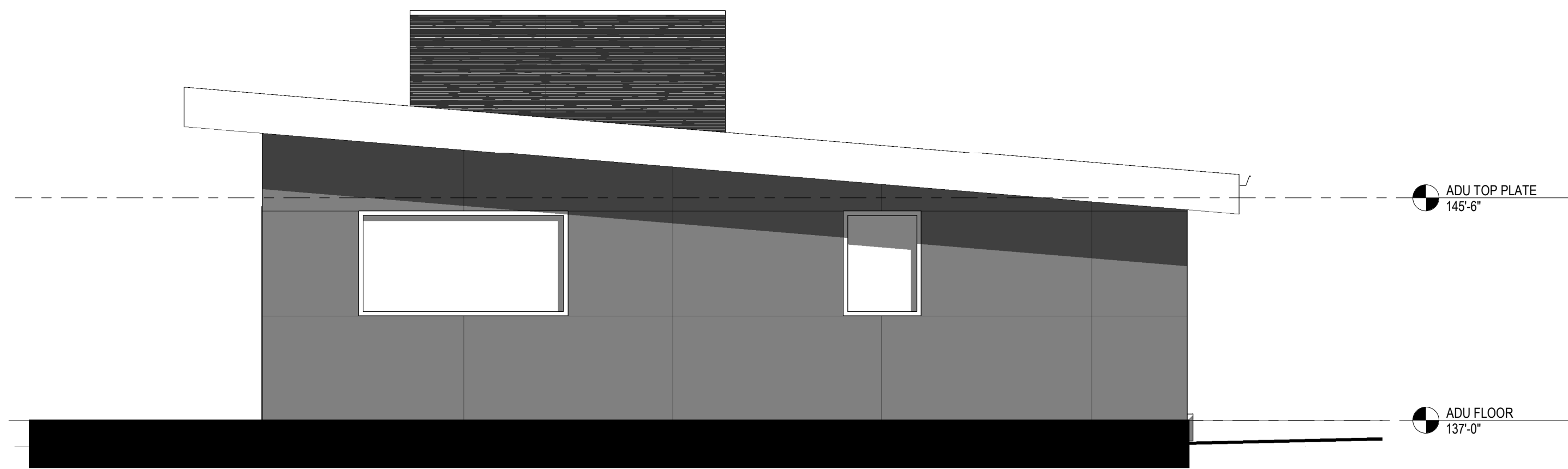
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BUILDING ELEVATIONS - GARAGE
A303

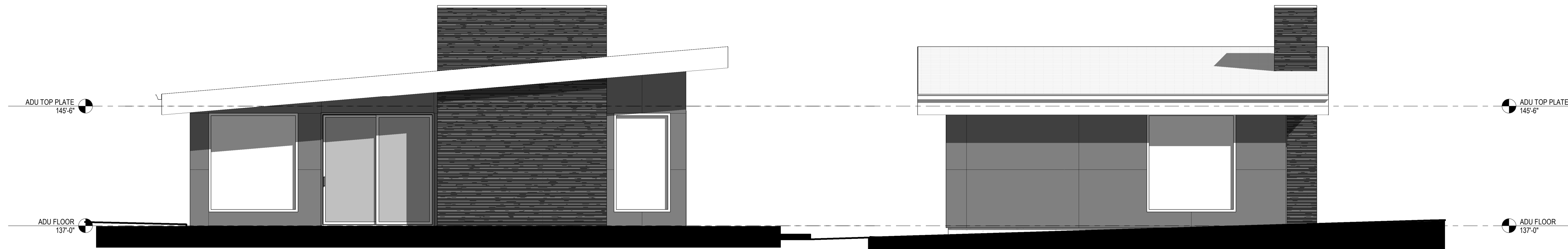
PRELIMINARY



1 ADU EAST ELEVATION
1/4" = 1'-0"



2 ADU NORTH ELEVATION
1/4" = 1'-0"



3 ADU SOUTH ELEVATION
1/4" = 1'-0"

4 ADU WEST ELEVATION
1/4" = 1'-0"

COEFIELD RESIDENCE

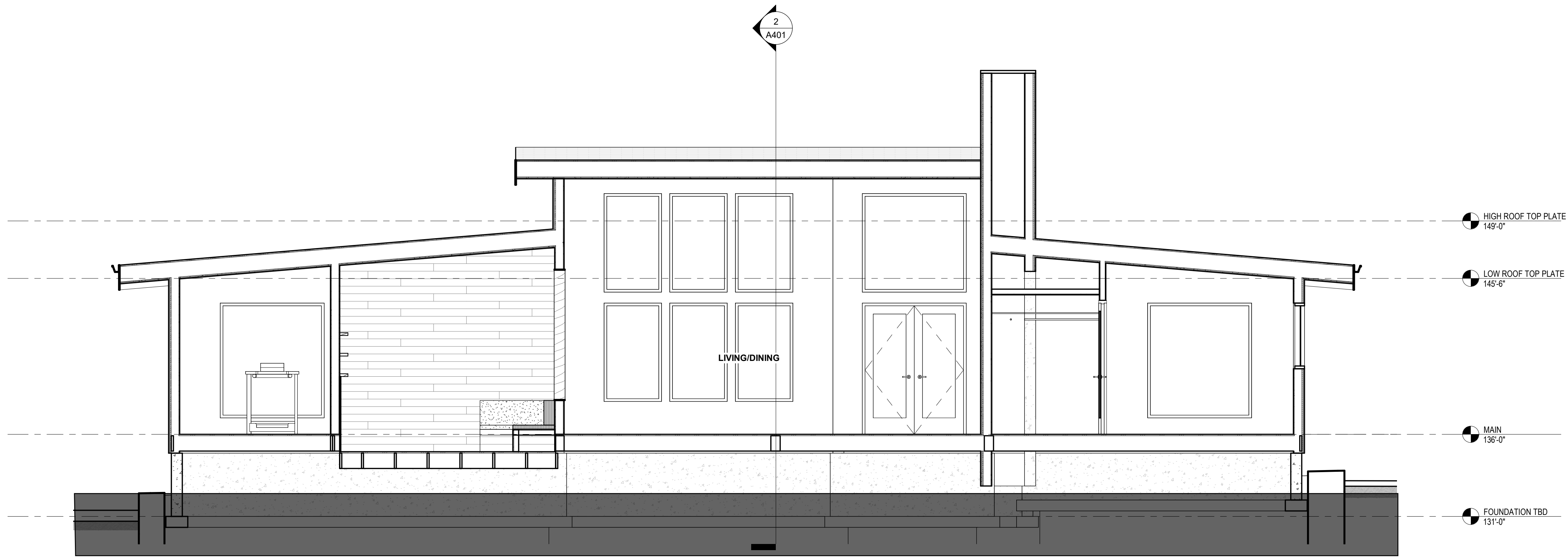
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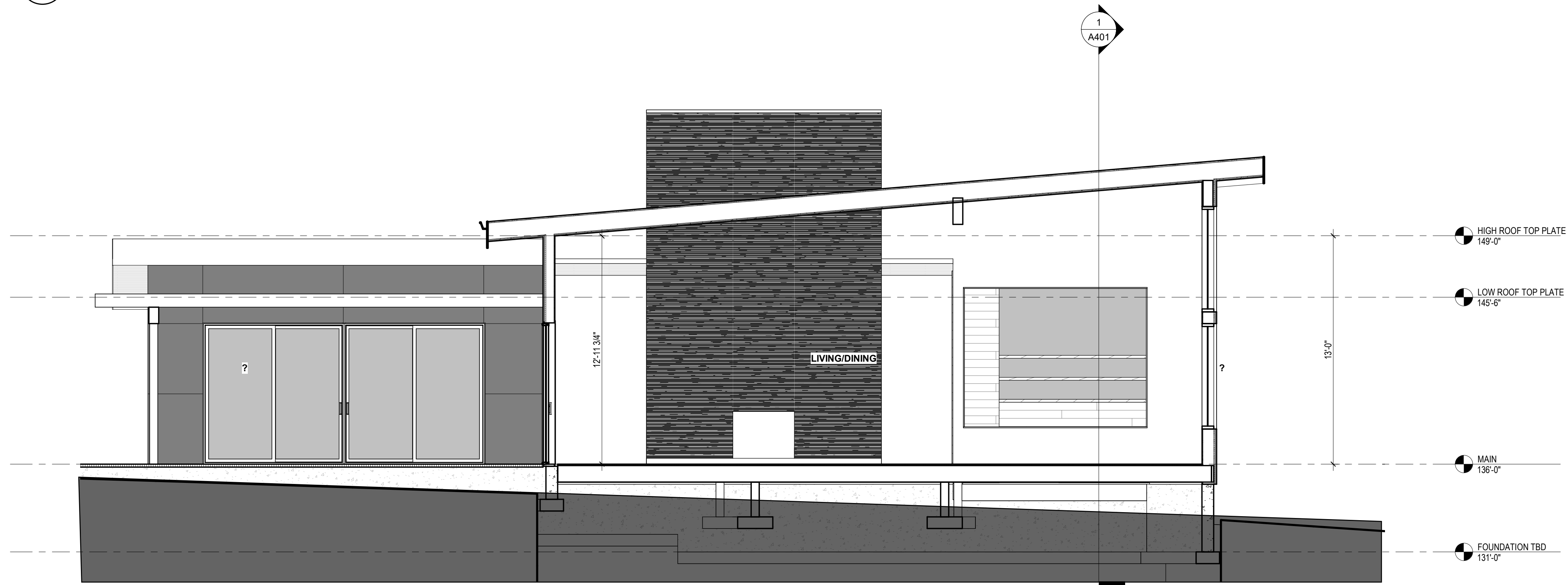
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**BUILDING
ELEVATIONS ADU
A304**

PRELIMINARY



1 MAIN HOUSE SECTION LOOKING EAST
1/4" = 1'-0"



2 MAIN HOUSE SECTION LOOKING NORTH
1/4" = 1'-0"

COEFIELD RESIDENCE

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BUILDING SECTIONS
A401

PRELIMINARY