



CITY OF
**West
Linn**

PRE-APPLICATION CONFERENCE

Thursday, June 15, 2023

Willamette Room*
City Hall
22500 Salamo Rd

11:00 am: **Proposed 15-lot Subdivision**
Applicant: **AKS Engineering & Forestry**
Property Address: **22910 Weatherhill Road**
Neighborhood Assn: **Savanna Oaks Neighborhood Association**
Planner: **John Floyd**

Project #: **PA-23-08**



*The pre-application conference will be conducted in-person.



Pre-Application Conference Request

For Staff to Complete:		
PA PA-23-08	Conference Date: 6/15/23	Time: 11:00am
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.

Property Owner Information

Name: **Kertell Lynn Maslen Co-Trustee**
 Email: **Contact Applicant's Agent**
 Phone #:
 Address: **327 NW 49th Street
 Seattle, WA 98107**

Applicant Information

Name: **David Weekley Homes**
 Email: **mbondar@dwhomes.com**
 Phone #: **(503) 516-5078**
 Address: **1905 NW 169th Place, #102
 Beaverton, OR 97006**

Applicant's Agent

Name: **AKS Engineering & Forestry**
 Email: **wolffg@aks-eng.com**
 Phone: **(503) 400-6028**
 Address: **3700 River Road N, Suite 1
 Keizer, OR 97303**

Address of Subject Property (or tax lot): **22910 Weatherhill Road, West Linn, OR 97068
 Clackamas County Assessor's Map 2 1E 26C, Tax Lots 1500, 1501, 1502**

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: Max Bondar
 Signer ID: A1MMC4MTX8...

DATE: 5/31/23

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: David R Maslen

DATE: 5/31/23

May 31, 2023

City of West Linn
Planning & Development Department
22500 Salamo Rd #1000
West Linn, Oregon 97068

RE: Pre-Application Conference Narrative and Questions Regarding a Potential Subdivision at 22910 Weatherhill Road

This pre-application conference request is being submitted to discuss the City's permitting process and any additional requirements associated with a two-step subdivision of a ±5.5-acre site roughly located at 22910 Weatherhill Road (Clackamas County Assessor's Map 21E26C, Tax Lots 1500, 1501, and 1502). As currently planned, the subdivision would entail the creation of 15 parent lots utilizing the City's standard subdivision procedure. After that, the parent lots would be further divided into 52 total lots utilizing the middle housing land division procedure established in the Oregon Revised Statutes (ORS) Section 92.031.

The site is within the City's Single-Family Residential Detached zoning district (R-7) and the Comprehensive Plan Low Density Residential designation. An existing single-family home is located on the site and the remaining land is undeveloped. The surrounding properties include R-7 zoned properties to the south that host single-family homes, residentially zoned properties to the east and west that are developed with single-family homes, and properties outside the Urban Growth Boundary in Clackamas County's Rural Residential Farm Forest 5-Acre District to the north.

We would like to discuss the following topics at the pre-application conference.

Zoning/Land Use

1. Please discuss the required land use applications and permits associated with the potential subdivisions and the anticipated timeframe for City approval.
2. What are the applicable submittal requirements, review procedure types, and required fees for the above permits?
3. Once issued, for how long are the applicable land use permits valid?
4. Please confirm that the attached preliminary site layout for the potential parent subdivision meets all dimensional requirements including minimum lot size, minimum lot width, and setbacks in the R-7 zoning district.
5. Please address any other applicable lot and development standards that would pertain to the potential subdivision.
6. Please confirm that only those criteria in ORS 92.031 will apply to the middle housing subdivision.
7. The subject site currently consists of three tax lots. Please discuss any procedures required by the City or County to confirm the legal status of the lots, if applicable.

8. Based on the City's online mapping, the subject site contains no identified wetlands. Please confirm that there are no known mapped wetlands on site.
9. Based on the City's online mapping, the subject site contains no identified streams. One stream, Fritchie Creek, is located ± 55 feet from the northern edge of the property. Please confirm that there are no mapped streams on site and discuss any potential implications that may be associated with the nearby stream.
10. Based on the City's online mapping, the subject site contains steep slopes. Additionally, Landslide Hazard Areas as mapped on the West Linn Natural Hazards Mitigation Plan (NHMP) Landslide Vulnerability Analysis (Map 16) are present on site which would categorize the land as Type I per the definition in CDC 02.030. Please discuss potential implications this may have on the development of the site and whether any studies are required.
11. Based on the City's online mapping, no public easements are identified on the subject site. Please confirm that there are no public easements on site.
12. Is the City aware of any historic, cultural, or natural resources and/or related features that might impact the development of the site?
13. Please discuss any other known zoning overlay districts or development restrictions that could affect the potential subdivision.
14. Please address any environmental concerns that should be considered for the subject site.
15. Please discuss any recent or upcoming code amendments or comprehensive plan updates that may affect the site.
16. A majority of the site is undeveloped with many trees. Tree loss is inevitable to meet the applicable street and grading standards. Please confirm that the applicant may elect to set aside some portion of the site (equivalent to between 0 and 20 percent of the site area) to protect trees if determined appropriate by the City.

Street/Transportation/Circulation

17. The site has frontage on both South Bland Circle and Weatherhill Road which are classified in the West Linn Transportation Systems Plan (TSP) as local streets. Please confirm that the 28-foot Local Street Cross section with parking on one side, in a 52-foot right-of-way, is the preferred cross section for these segments of roadway.
18. Please confirm that the 11-foot right-of-way dedication shown on the preliminary site layout is sufficient and discuss the extent of the half-street improvements that will be required for the potential subdivision.
19. Please discuss any traffic analysis requirements anticipated with the potential subdivision.
20. Please discuss the applicable pedestrian and bicycle connectivity requirements.
21. Please discuss any fire/emergency access standards that apply to the potential subdivision and address any requirements that are not currently being met by the preliminary site layout.

22. Please discuss any off-site improvements that may be required for the potential subdivision.

Public Services/Utilities

- 23. Please provide as-builts for adjacent public utilities (storm, sewer, water).
- 24. Please discuss any identified utility capacity concerns that may impact this development.
- 25. Please address any stormwater retention or treatment requirements that would apply to the potential subdivision.
- 26. Please discuss any off-site water or sanitary sewer improvements that may be required for the potential subdivision.

General

- 27. Please review the included preliminary site layout and discuss any potential areas of concern.
- 28. Are there any upcoming or planned projects that may impact the potential subdivision?
- 29. Are there any other known historic, cultural, or natural resources on the site that we should be aware of?
- 30. Please discuss any additional studies, analyses, or reports that may be required.
- 31. Are there any anticipated future changes in SDC fees that may affect this project?

Thank you for your consideration of this information. We look forward to meeting with you in person to discuss this project. If you have any questions or need any further information, please let me know.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC



Grace Wolff
Land Use Planner
3700 River Road N, Suite 1
Keizer, OR 97303
(503) 400-6028 | wolffg@aks-eng.com

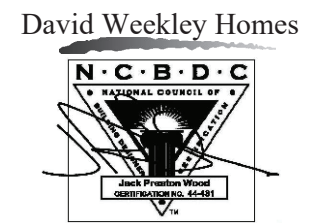
Attachments:

- Attachment A:** Completed Pre-application Conference Request Form
- Attachment B:** Preliminary Site Plan
- Attachment C:** Clackamas County Assessor's Map



POND LOT
 LOT AREA: ±28,175 sqft
 POND SHOWN: ±13,072 sqft

**SAVANNAH
 SUMMIT**



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PRODUCT INFO.

Unit Count	24	Similar Community and/or Plans 25' TUCK-UNDER TOWNHOMES (PLANS T.B.D.)	
	RED	Pad Size	Typical Lot Size
25' x 40'		25' / 32.5' x 80'	
Number of Floors		Target Living Area	
2 STORY w/ BSMT		±1700-2100 sqft	
Product # & Color	RED	Living/Dining/Kitchen	Master Suite
		2nd	3rd
Unit Count	27	Similar Community and/or Plans 25' WALK-OUT TOWNHOMES (PLANS T.B.D.)	
	GOLD	Pad Size	Typical Lot Size
25' x 50'		25' / 32.5' x 90'	
Number of Floors		Target Living Area	
2 STORY w/ BSMT		±1700-2100 sqft	
Product # & Color	GOLD	Living/Dining/Kitchen	Master Suite
		1st	2nd

TOTAL UNIT COUNT

51

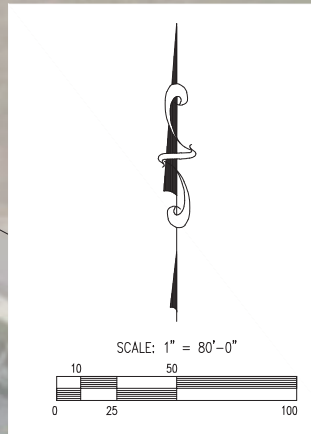
COMMUNITY INFO.

TOTAL SITE AREA:	±239,737 sqft / 5.50 acres
USABLE SITE AREA:	###,### sqft / ###.### acres
TOTAL SITE DENSITY:	9.27 D.U./acre
USABLE SITE DENSITY:	###.### D.U./acre
MAX. DENSITY (per ZONING):	###.### D.U./acre
DIST. BETWEEN RESIDENCE (detached)	N/A
DIST. BETWEEN MULTI-FAMILY (attached)	15'
PARKING PROVIDED:	4 per UNIT (2 in GAR. + 2 in DRIVE)
PARKING REQUIRED:	### (## per UNIT)

SITE PLAN

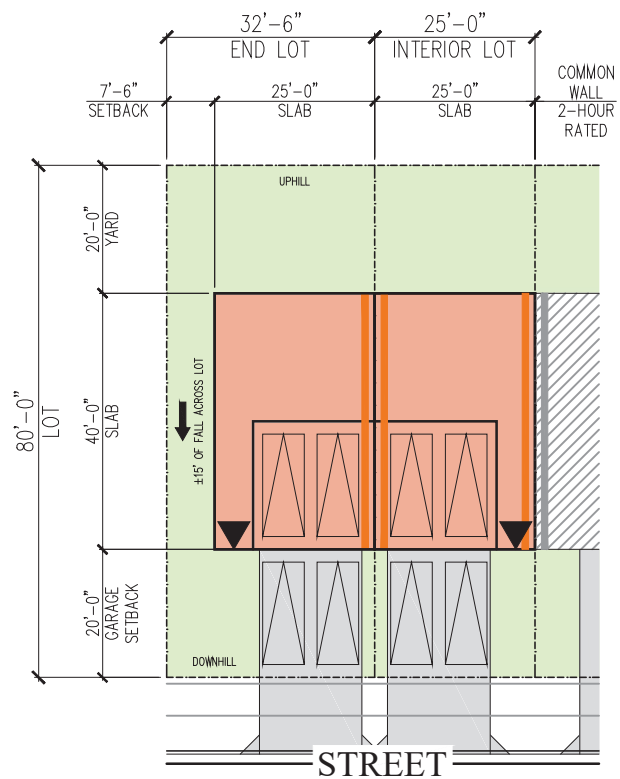
WEATHERHILL
 POR-0021
 22910 WEATHERHILL RD.
 WEST LINN, OR

Version	Issue Date	Author
V01	01-27-2023	PE
Media @ 11"x17"	Media @ 22"x34"	
SCALE: 1" = 80'-0"	SCALE: 1" = 40'-0"	



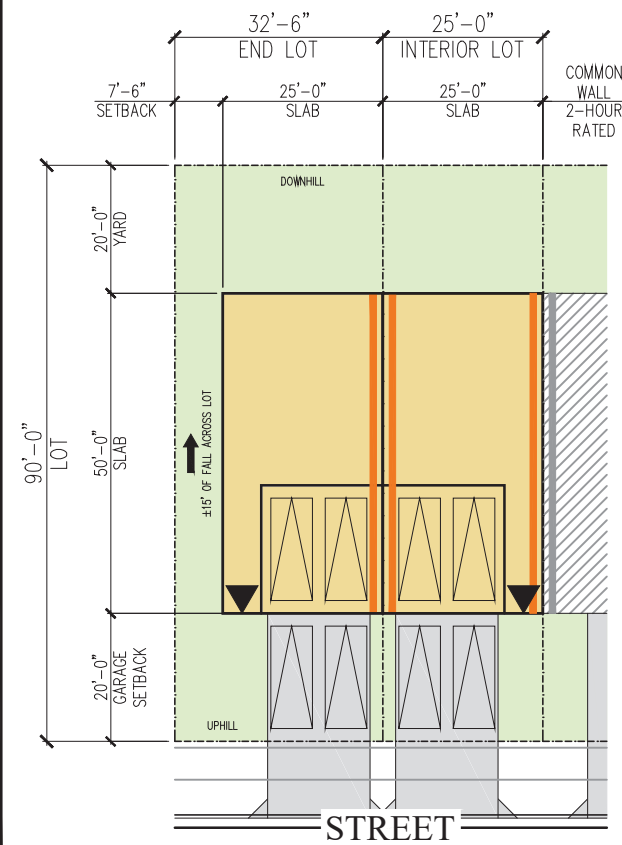
TYPICAL LOT CONDITIONS

RED UNITS: 25' TUCK-UNDER TOWNHOUSE PLANS



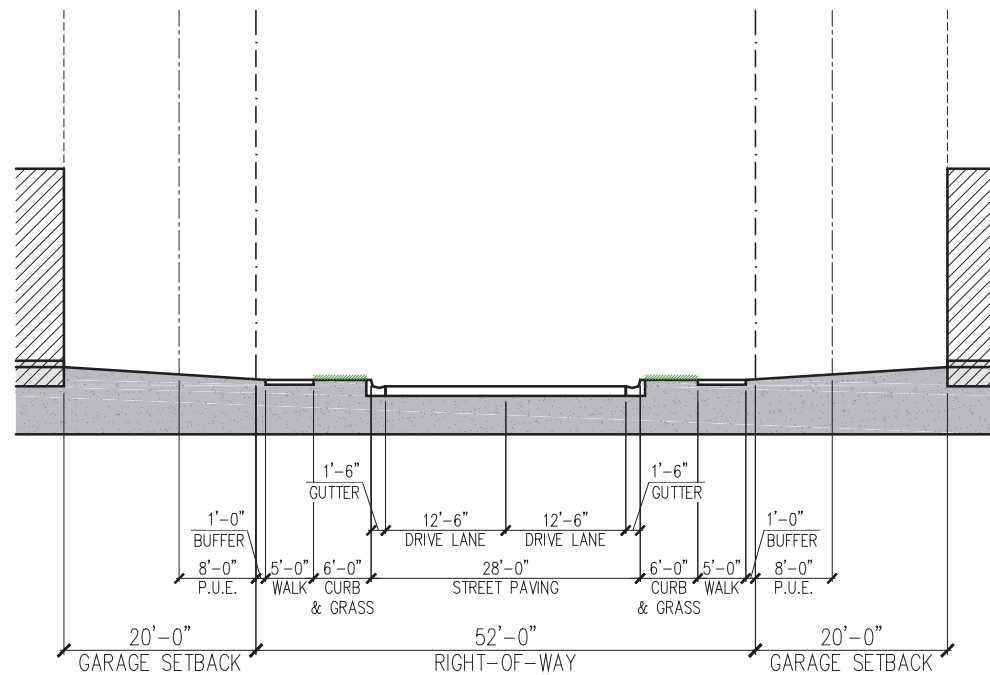
TYPICAL LOT CONDITIONS

GOLD UNITS: 25' WALK-OUT TOWNHOUSE PLANS

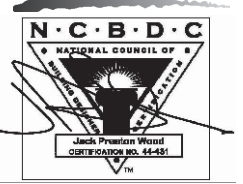


TYPICAL STREET SECTION

RESIDENTIAL STREET: 52' RIGHT-OF-WAY



David Weekley Homes



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PRODUCT INFO.

Unit Count	Similar Community and/or Plans	
	24 25' TUCK-UNDER TOWNHOMES (PLANS T.B.D.)	
Product # & Color	RED	27
	Similar Community and/or Plans	
25' WALK-OUT TOWNHOMES (PLANS T.B.D.)		
Pad Size	25' x 40'	Typical Lot Size 25' / 32.5' x 80'
Number of Floors	2 STORY w/ BSMT	Target Living Area ±1700-2100 sqft
Living/Dining/Kitchen	2nd	Master Suite 3rd
Pad Size	25' x 50'	Typical Lot Size 25' / 32.5' x 90'
Number of Floors	2 STORY w/ BSMT	Target Living Area ±1700-2100 sqft
Living/Dining/Kitchen	1st	Master Suite 2nd

TOTAL UNIT COUNT

51

COMMUNITY INFO.

TOTAL SITE AREA:	±239,737 sqft / 5.50 acres
USABLE SITE AREA:	##,### sqft / ###.### acres
TOTAL SITE DENSITY:	9.27 D.U./acre
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DIST. BETWEEN RESIDENCE (detached)	N/A
DIST. BETWEEN MULTI-FAMILY (attached)	15'
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PARKING REQUIRED:	### (## per UNIT)

EXHIBITS

WEATHERHILL
POR-0021
22910 WEATHERHILL RD.
WEST LINN, OR

Version	Issue Date	Author
V01	01-27-2023	PE
Media @ 11"x17"	Media @ 22"x34"	
VARIES		VARIES

S.W. 1/4 SEC. 26 T. 2S. R. 1E. W. M.
CLACKAMAS COUNTY

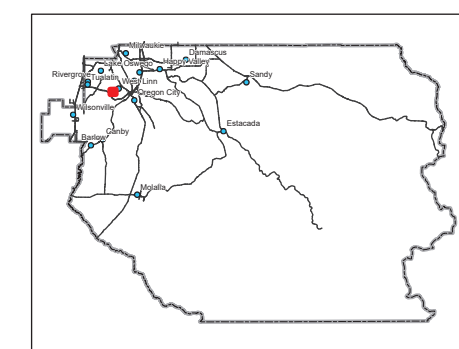
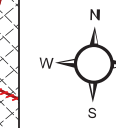
1" = 200'

D. L. C.
WILLIAM BLAND NO. 55
SAMUEL MILLER NO. 58
JAS. D. MILLER NO. 56

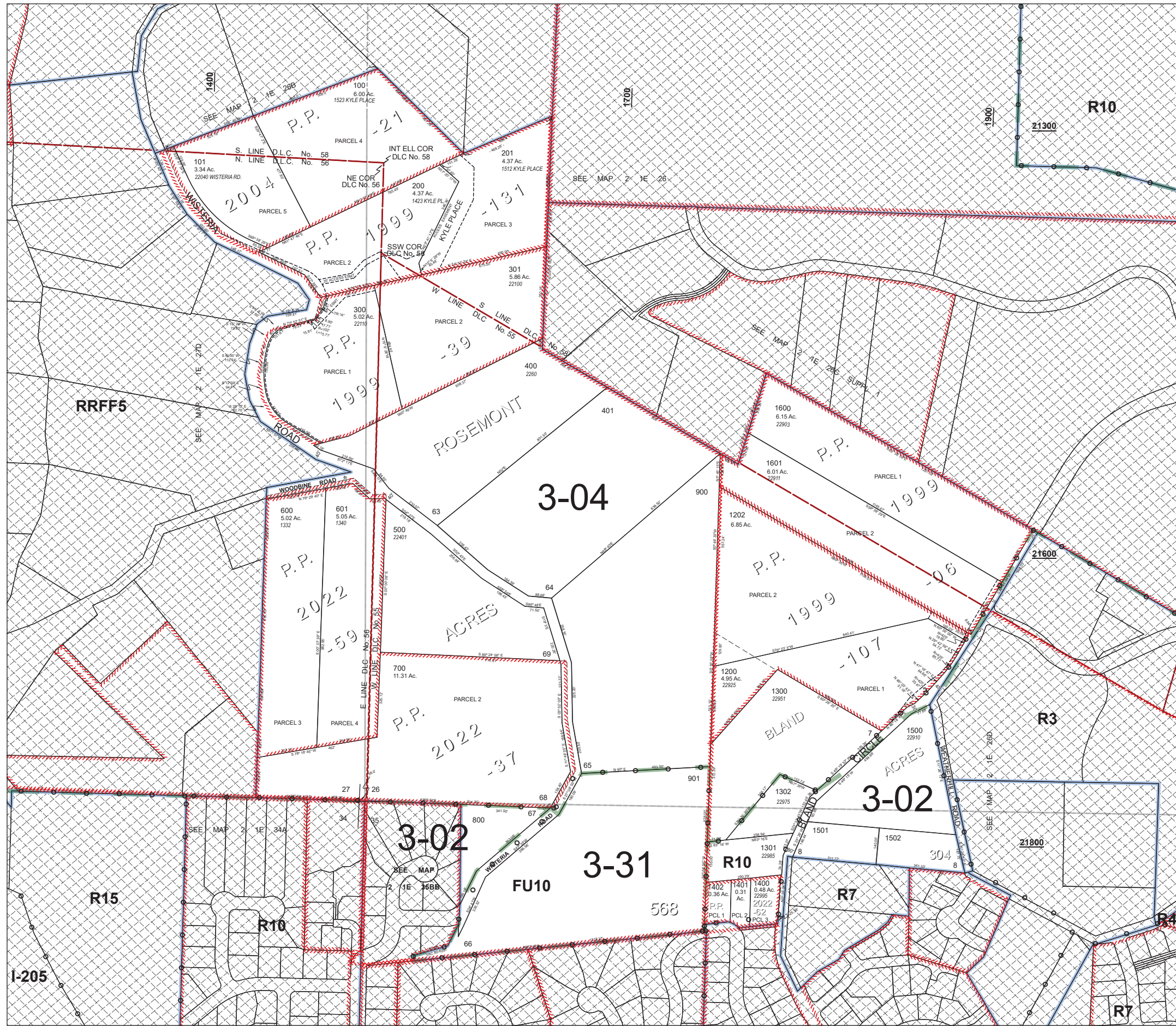
Cancelled

- 1501
- 1502
- 1100
- 1000
- 1503
- 1504
- 1505
- 801
- 1201

- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- Tax Code Lines
- Map Index
- Water Lines
- Land Use Zoning
- Plats
- Water
- Comer
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT PURPOSES ONLY





June 6, 2023

City of West Linn
Planning & Development Department
22500 Salamo Rd #1000
West Linn, Oregon 97068

RE: Amendment to the Pre-Application Conference Request Regarding a Potential Subdivision at 22910 Weatherhill Road

Please find an updated layout attached, offered as an amendment to the Pre-Application Conference request (PA-23-08) submitted on May 31, 2023, regarding a potential subdivision at 22910 Weatherhill Road. The updated layout changes the project description provided in the original Pre-Application Conference request as follows:

“As currently planned, the subdivision would entail the creation of ~~15~~ 14 parent lots utilizing the City’s standard subdivision procedure. After that, the parent lots would be further divided into ~~52~~ 48 total lots utilizing the middle housing land division procedure established in the Oregon Revised Statutes (ORS) Section 92.031.”

Thank you for your consideration of this information. We look forward to meeting with you in person to discuss this project. If you have any questions or need any further information, please let me know.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC

A handwritten signature in black ink that reads 'Grace Wolff'.

Grace Wolff
Land Use Planner
3700 River Road N, Suite 1
Keizer, OR 97303
(503) 400-6028 | wolffg@aks-eng.com

Attachment:

Updated Weatherhill Subdivision Layout

AKS DRAWING FILE: 10225_CLOTS_LAYOUT_1.DWG | LAYOUT: LAYOUT1

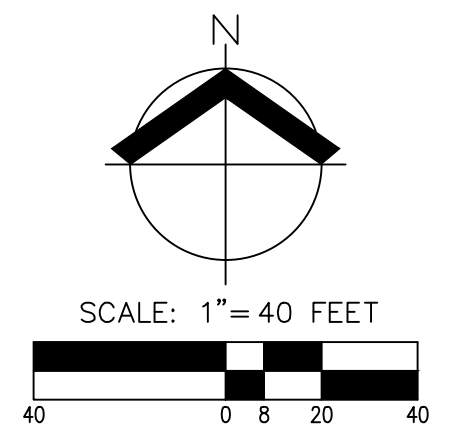


NOTES:

1. PROPERTY LINES ARE BASED ON AVAILABLE GIS DATA. PROPERTY LINES ARE CONSIDERED APPROXIMATE AND ARE SUBJECT TO CHANGE.
2. NO FIELD WORK HAS BEEN DONE AT THIS TIME.
3. THIS MAP IS FOR PLANNING PURPOSES ONLY AND IS CONSIDERED APPROXIMATE.
4. CONTOUR INTERVAL IS 1 FOOT.
5. SUBJECT SITE'S ZONING IS CITY OF WEST LINN R-7.

R-7 ZONE

	SQ. FT.	ACRES
GROSS SITE AREA	± 226,482	± 5.20
PUBLIC ROW DEDICATION AREA	± 56,193	± 1.29
STORMWATER FACILITY AREA:	± 21,771	± 0.50
NET DEVELOPABLE AREA:	± 148,517	± 3.41
MINIMUM ALLOWABLE AREA OF PARENT LOT	± 7,000	± 0.16
MINIMUM AREA OF PARENT LOT	± 7,642	± 0.18
AVERAGE PARENT LOT AREA	± 10,608	± 0.24
PROPOSED NUMBER OF PARENT LOTS	14	
PROPOSED NUMBER OF CHILD LOTS (QUAD & TRI-PLEX)	48	



DESIGNED BY:	LKK
DRAWN BY:	LKK
MANAGED BY:	DS
CHECKED BY:	DS
DATE:	06/05/2023

REVISIONS
JOB NUMBER 10225
SHEET LAY 1