



CITY OF
**West
Linn**

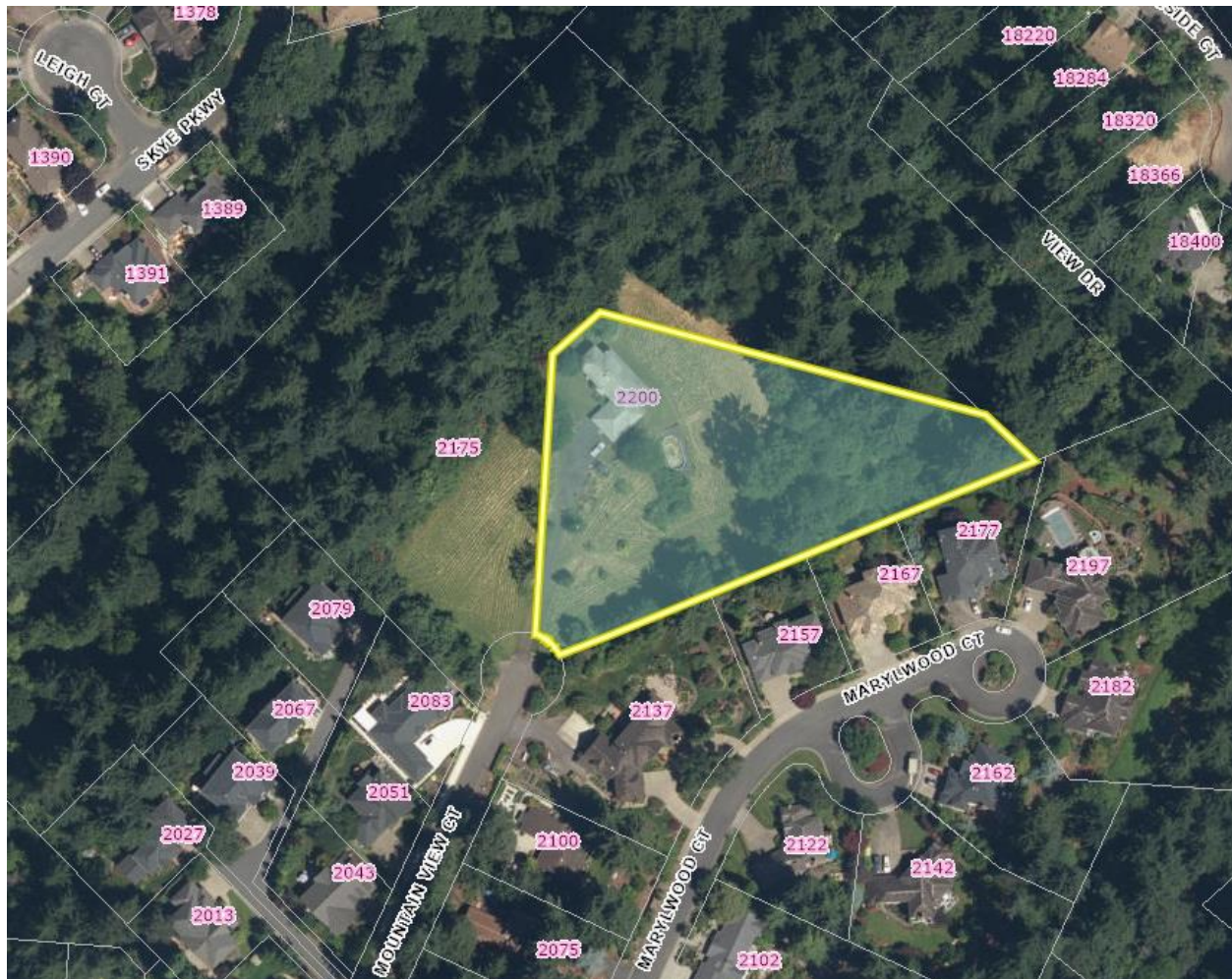
PRE-APPLICATION CONFERENCE

Thursday, June 15, 2023

Willamette Room
City Hall
22500 Salamo Rd

10:00 am: **Proposed 11-Lot Subdivision**
Applicant: **Phil Gentemann**
Property Address: **2200 Mountain View Court**
Neighborhood Assn: **Marylhurst Neighborhood Association**
Planner: **John Floyd**

Project #: **PA-23-09**



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



RECEIVED
Lynn Schroder, 5/31/2023, 2:43:56 PM

Pre-Application Conference Request

For Staff to Complete:			
PA	PA-22-09	Conference Date:	6/15/23
		Time:	9:00am
Staff Contact:		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: **Robert Kao**
Email: **robkao2.718@gmail.com**
Phone #: **503-421-6213**
Address: **2200 mountain View Ct, west linn, oregon**

Applicant Information

Name: **philip Gentemann, Centurion Homes Inc**
Email: **Phil@centurionhomes.net**
Phone #: **503-778-0518**
Address: **2137 marylwood Court, west linn, oregon**

Address of Subject Property (or tax lot): **2200 mountain View Court, west linn, oregon**

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: **Phil Gentemann, centurion homes Inc**

DATE: **4/31/2023**

Phil Gentemann

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: *Robert Kao*

DATE: *May 31, 2023*

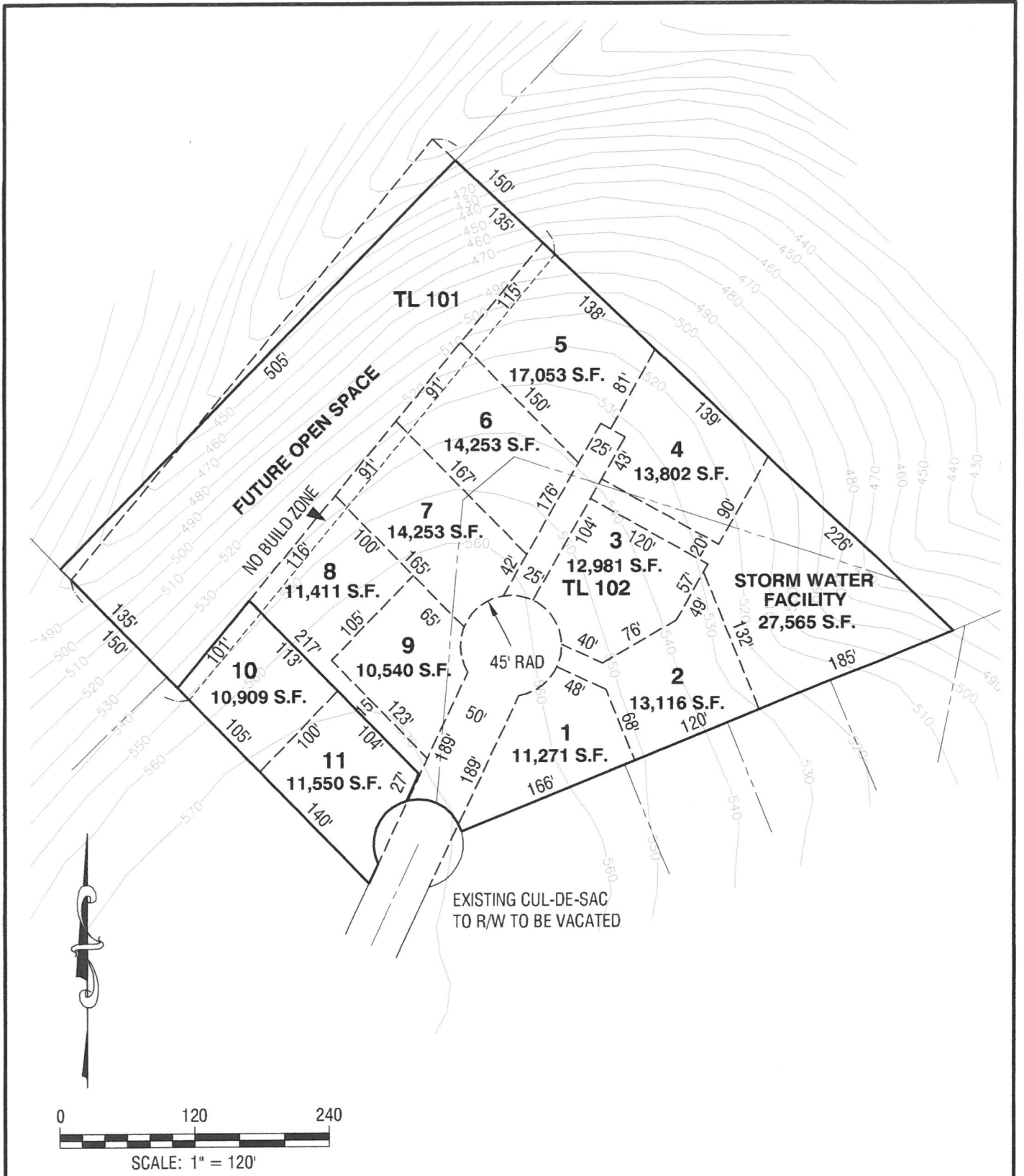
PRE-APPLICATION CONFERENCE

NARRATIVE

Develop Tax Lots 101 and 102 into an 11 Lot subdivision zone R-10 protecting the drainage way to the west.

Questions

1. Will a traffic study be required
2. Is a Geo Tech report be required for the planning commission Submittal.
3. Will a tree survey be required for the planning commission submittal In the proposed open space .
4. Will this proposal be required to map existing trees and contours in the In the future open space .
5. Will this development be responsible to upgrade the existing Mountain View Court Street.
6. Does this proposed subdivision need to address water quantity
7. Can the existing mountain View Court turn around be vacated.



2021-390A May 30, 2023

PRE-APPLICATION PLAN

Theta, llc

ENGINEERING - SURVEYING - PLANNING

PO Box 1345
Lake Oswego, Oregon 97035

503-481-8822
email: thetaeng@comcast.net

Centurion Homes
2200 Mountain Gate Ct.
West Linn, Oregon

Clackamas County Official Records
Sherry Hall, County Clerk

2015-035986



\$58.00

06/11/2015 11:00:33 AM

After Recording Return to:
John J. Christianson
Gevurtz Menashe
115 NW First Avenue, Suite 400
Portland, OR 97209

D-D Cnt=1 Stn=52 CONNIE
\$10.00 \$10.00 \$16.00 \$22.00

Until Further Notice, Send Tax Statements to:
No change

BARGAIN & SALE DEED

ROBERT KAO, Grantor, conveys to **Robert R. Kao**, Trustee, or his successor in trust, under the **ROBERT R. KAO REVOCABLE TRUST** dated June 8, 2015, and any amendments thereto, Grantee, the following described real property, in the County of Clackamas and State of Oregon:

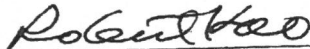
SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

The true and actual consideration paid for this conveyance is: \$0.00. This transfer is for estate planning purposes.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

EXECUTED this 8th day of June, 2015.

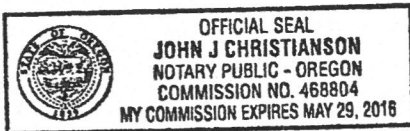
GRANTOR:

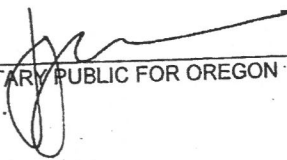


Robert Kao

STATE OF OREGON/County of Multnomah) ss.

This instrument was acknowledged before me, a notary public in and for said County and State, this 8th day of June, 2015, by the within named Robert Kao as his free and voluntary act and deed.





NOTARY PUBLIC FOR OREGON

EXHIBIT "A"

PARCEL I

2175 Mountain View Court

Account Number 00303424; Tax Lot 21E14CD00101

A tract of land in the Southwest Quarter of Section 14, Township 2 South, Range 1 East of the Willamette Meridian, Clackamas County, Oregon, described as follows:

Beginning at the most Southerly corner of Lot 99, Robinwood; thence South 38° 21' West 50 feet to an iron pipe; thence South 46° 37' 38" East along the Southwesterly line of View Drive 405.4 feet to an iron pipe at the most Northerly corner of that tract described in deed to Walter J. Pappas recorded April 27, 1965 in Book 656, Page 282, Deed Records; thence South 67° 53' 51" West along the Northwesterly line of said Pappas tract 139.15 feet to an iron rod; thence North 46° 36' 12" West 63.93 feet to the true point of beginning of the tract to be described; thence North 74° 00' West 377.91 feet; thence South 50° 02' 15" West 60 feet; thence South 4° 57' 39" West 269.58 feet to a point on a 40-foot radius circle; thence continuing South 4° 57' 39" West 40.04 feet to an iron pipe at the center of said circle; thence South 24° 57' 21" West 60 feet to a point on the center line of a 50-foot roadway; thence North 44° 14' West 26.63 feet to an iron pipe at the most Easterly corner of that tract described in deed to Merle E. Wilson, et ux, recorded January 7, 1970 as Recorder's Fee No. 70-321, Film Records; thence continuing North 44° 14' West along the Northeasterly line of said Wilson tract 395.24 feet to an iron pipe in the bottom of a draw at the most Southerly corner of that tract described in deed to John M. Bates recorded December 13, 1962 in Book 615, page 47, Deed Records; thence Northeasterly along the Southeasterly line of said Bates Tract 505 feet, more or less, to a point which bears North 46° 36' 12" West from the true point of beginning; thence South 46° 36' 12" East 50 feet, more or less, to an iron rod; thence continuing South 46° 36' 12" East 546.32 feet to the true point of beginning; EXCEPT that part thereof lying within said 40-foot radius circle.

PARCEL II

2200 Mountain View Court

Account Number 00303433; Tax Lot 21E14CD00102

A tract of land in the Southwest Quarter of Section 14, Township 2 South, Range 1 East of the Willamette Meridian, Clackamas County, Oregon, described as follows:

Beginning at the most Southerly corner of Lot 99, Robinwood; thence South 38° 21' West 50 feet to an iron pipe; thence South 46° 37' 38" East along the Southwesterly line of View Drive 405.4 feet to an iron pipe at the most Northerly corner of that tract described in deed to Walter J. Pappas recorded April 27, 1965 in Book 656, Page 282, Deed Records; thence South 67° 53' 51" West along the Northwesterly line of said Pappas tract 139.15 feet to an iron rod at the true point of beginning of the tract to be described; thence South 67° 53' 51" West along the Northwesterly line of said Pappas tract 481.93 feet to an iron pipe on a 40-foot radius circle; thence South 63° 57' 50" West 40.04 feet to an iron pipe at the center of said circle; thence North 4° 57' 39" East 40.04 feet to a point on the perimeter of said circle; thence continuing North 4° 57' 39" East 269.58 feet; thence North 50° 02' 15" East 60 feet; thence South 74° 00' East 377.91 feet; thence South 46° 36' 12" East 63.93 feet to the true point of beginning; EXCEPT that part thereof lying within said 40-foot radius circle.

~~1~~ (3)



A E R I A L

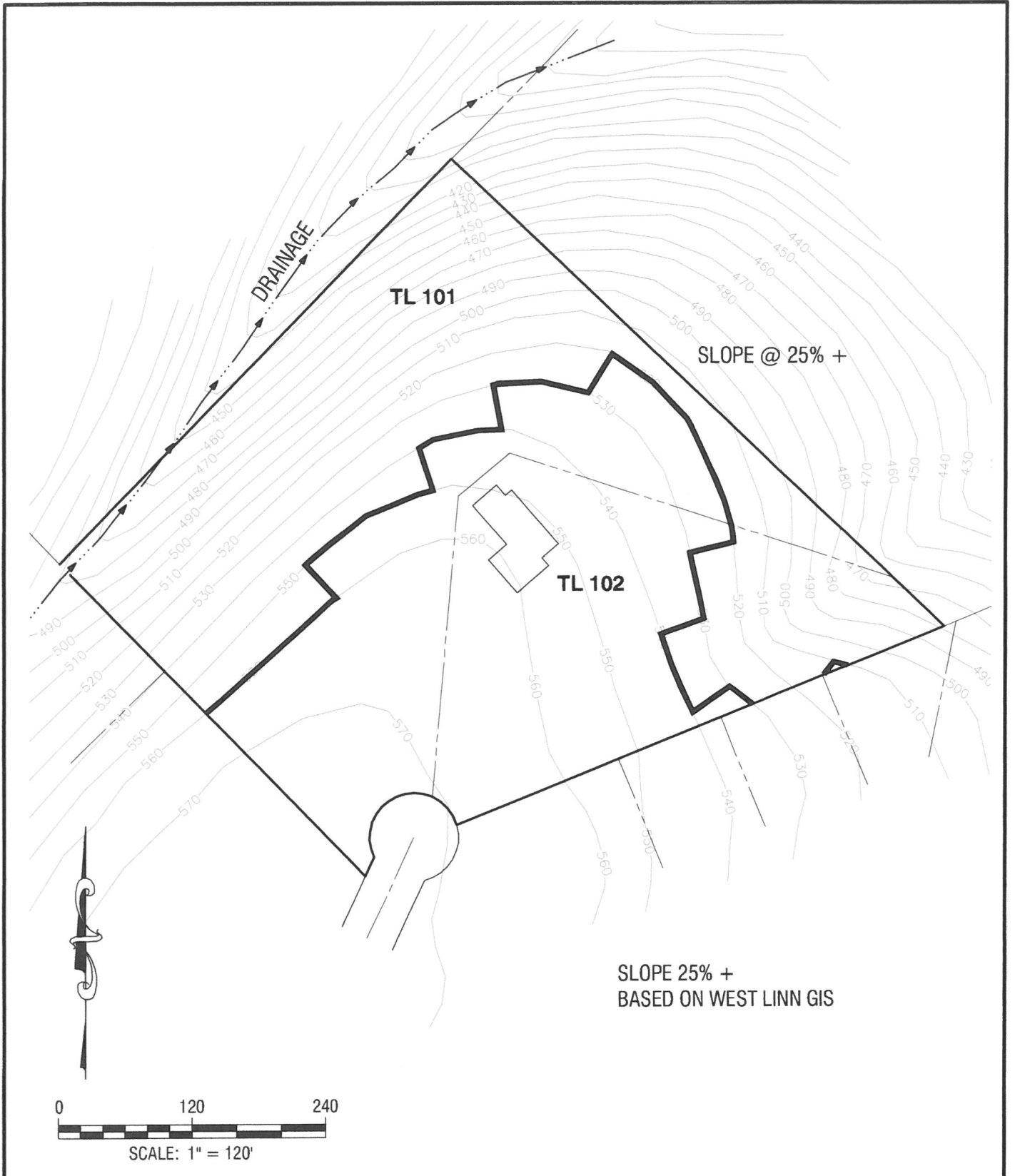
Prepared by:



First American
24/2020



This information is deemed reliable but is not guaranteed



2021-390A May 30, 2023

EXISTING CONDITIONS

Theta, llc

ENGINEERING - SURVEYING - PLANNING

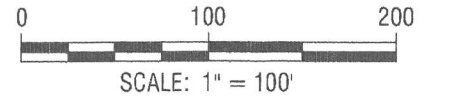
PO Box 1345
Lake Oswego, Oregon 97035

503-481-8822
email: thetaeng@comcast.net

Centurion Homes
2200 Mountain Gate Ct.
West Linn, Oregon

LEGAL
21E14CD00101 & 00102

AREA
TL 101 = 3.92 ACRES
TL 102 = 1.97 ACRES



2021-390A

PRE-APPLICATION

DESIGNED:	BDG
DRAWN:	BJS
SCALE:	1" = 100'
DATE:	May, 2023
FILE:	Centurion Prelim5

Theta, llc

ENGINEERING - SURVEYING - PLANNING
PO Box 1345
Lake Oswego, Oregon 97035
503/481-8822
email: thetaeng@comcast.net

Centurion Homes
7128 SW Gonzaga Street
Portland, Oregon 97223
503-620-2287

Breckenridge Terrace
2175 & 2200 Mountain View Ct.
West Linn, Oregon

1/1