



CITY OF
**West
Linn**

PRE-APPLICATION CONFERENCE

Thursday, February 15, 2023

Willamette Room
City Hall
22500 Salamo Rd
West Linn

11:00 am: Proposed Lot Line Adjustment and Minor Partition
Applicant: Patrick Krause
Property Address: 1555 6th Ave
Neighborhood Assn: Willamette Neighborhood Association
Planner: John Floyd

Project #: PA-23-02





DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT John Floyd	PROJECT NO(S). PA-23-02	PRE-APPLICATION NO.
NON-REFUNDABLE FEE(S) \$1,200	REFUNDABLE DEPOSIT(S)	TOTAL \$1,200

Type of Review (Please check all that apply): X Pre-application Conference Request

- | | | |
|--|---|---|
| <input type="checkbox"/> Annexation (ANX)
<input type="checkbox"/> Appeal (AP)
<input type="checkbox"/> CDC Amendment (CDC)
<input type="checkbox"/> Code Interpretation (MISC)
<input type="checkbox"/> Conditional Use (CUP)
<input type="checkbox"/> Design Review (DR)
<input type="checkbox"/> Tree Easement Vacation (MISC)
<input type="checkbox"/> Expediated Land Division (ELD)
<input type="checkbox"/> Extension of Approval (EXT) | <input type="checkbox"/> Final Plat (FP) Related File# _____
<input type="checkbox"/> Flood Management Area (FMA)
<input type="checkbox"/> Historic Review (HDR)
<input checked="" type="checkbox"/> Lot Line Adjustment (LLA)
<input checked="" type="checkbox"/> Minor Partition (MIP)
<input type="checkbox"/> Modification of Approval (MOD)
<input type="checkbox"/> Non-Conforming Lots, Uses & Structures
<input type="checkbox"/> Planned Unit Development (PUD)
<input type="checkbox"/> Street Vacation | <input type="checkbox"/> Subdivision (SUB)
<input type="checkbox"/> Temporary Uses (MISC)
<input type="checkbox"/> Time Extension (EXT)
<input type="checkbox"/> Right of Way Vacation (VAC)
<input type="checkbox"/> Variance (VAR)
<input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP)
<input type="checkbox"/> Water Resource Area Protection/Wetland (WAP)
<input type="checkbox"/> Willamette & Tualatin River Greenway (WRG)
<input type="checkbox"/> Zone Change (ZC) |
|--|---|---|

Pre-Application, Home Occupation, Sidewalk Use, Addressing, and Sign applications require different forms, available on the website.

Site Location/Address: 1555 SW 6th St. West Linn, OR 97068	Assessor's Map No.: 21E35DD
	Tax Lot(s): 01100, 01200
	Total Land Area: 1.47 ac.

Brief Description of Proposal:
 Adjust property line and partition lot 01100 into (3) lots. The existing house will remain and be now be on tax lot 01200. The three new lots of lot 01100 will be under different ownership than lot 01200.

Applicant Name*: Patrick Krause, Park Place Properties LLC	Phone: 503-807-4430
Address: 22770 Salamo Rd.	Email: pk@patrickkrause.com
City State Zip: West Linn, OR 97068	

Owner Name (required): Steven Wong / Ralph Tahrn	Phone:
Address: 4260 Galewood St. Ste B	Email:
City State Zip: Lake Oswego, OR 97035	

Consultant Name: Paul Tibbot PE, Tibbot Engineering	Phone: 503-345-2921
Address: 12725 SW Millikan Way, Ste 300	Email: paul@tibboteng.com
City State Zip: Beaverton, OR 97005	

1. Application fees are non-refundable (excluding deposit). Applications with deposits will be billed monthly for time and materials above the initial deposit. ***The applicant is financially responsible for all permit costs.**
2. The owner/applicant or their representative should attend all public hearings related to the propose land use.
3. A decision may be reversed on appeal. The decision will become effective once the appeal period has expired.
4. Submit this form, application narrative, and all supporting documents as a single PDF through the Submit a Land Use Application web page: <https://westlinnoregon.gov/planning/submit-land-use-application>

The undersigned property owner authorizes the application and grants city staff the **right of entry** onto the property to review the application. Applications with deposits will be billed monthly for time and materials incurred above the initial deposit. The applicant agrees to pay additional billable charges.

DocuSigned by:

 BC777B447CAC453...
Applicant's signature

1/11/2024 | 12:57:13 PST

Date

DocuSigned by:

 38C45ED8E449439...

Owner's signature (required)

1/11/2024 | 1:09:42 PST

1/11/2024 | 1:14:50 PST

Date

December 4th, 2023

To: West Linn Planning Department

Re: 1555 SW 6th St.,

West Linn, OR 97068

Project Narrative

The proposed development at this address is to create (3) sellable lots from (2) existing parcels (tax lots 01100 and 01200). This will be done by:

- Completing a lot line adjustment to create (2) roughly equal sized lots
- Completing a minor partition to divide tax lot 01100 lot into (3) lots
- Demo existing structure on west half of lot, but preserve existing house and garage on east half.
- The (3) new lots (tax lot 01100) will be under different ownership than tax lot 01200.

Stormwater will be managed on each individual lot, and overflow will be routed through a shared piped system and utility easement, and outlet into the public storm system in SW 6th St.

Sanitary sewer service will be routed through a piped gravity system to each lot, and emptying into the existing sanitary mains in SW 5th Ave.

Water will service each site through individual service lines and meters. Two existing meters will be used, and (2) new meters are proposed. The meters will tap into existing water mains in SW 5th Ave.

All utilities will be routed through 10' wide utility easements. Access to each lot will be through SW 5th St. and SW 5th Ave, and through an existing driveway and 20' access easement on the north side of the property. Parking will be on site in future driveways. No buildings are proposed at this time.

Feel free to contact me with any questions.

Thank You,

Paul Tibbot, PE
Owner
Tibbot Engineering

Tibbot Engineering LLC
12725 SW Millikan Way, Ste. 300
Beaverton, OR 97005
503-345-2921

NOTES

1. STORMWATER TO BE MANAGED ON INDIVIDUAL LOTS PER JURISDICTION REQUIREMENTS. OVERFLOW TO OUTLET INTO PUBLIC STORM SYSTEM.

SITE INFO

1. TAX LOTS 01100, 01200
2. ADDRESS: 1555 SW 6TH ST. WEST LINN, OR 97068
3. AREA: 1.47± ACRES
4. ZONING: R-7 (RESIDENTIAL)
5. NEIGHBORHOOD ASSOCIATION: WILLAMETTE

LEGEND

- SUBJECT PARCEL
 - PROPOSED LOTS
 - RIGHT-OF-WAY
 - PROPOSED EASEMENTS
 - ADJUSTED PROPERTY LINE
 - PROPERTY LINE TO BE ADJUSTED
- * = TO BE ADJUSTED

VICINITY MAP



DEVELOPER:
 PARK PLACE PROPERTIES LLC
 22770 SALAMO RD
 WEST LINN, OR 97068
 (503) 807-4430
 PK@PATTRICKRAUSE.COM

PROJECT INFO:
 SITE NAME:
WEST LINN DEVELOPMENT
 1555 SW 6TH ST.
 WEST LINN, OR 97068
 CLACKAMAS COUNTY

PLANS PREPARED BY:
TIBBOT ENGINEERING LLC.
 12725 SE MILLIKAN WAY, STE 300
 BEAVERTON, OR 97005
 503-345-2921

STAMP:
**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

PROJECT NO:
23-0035

ISSUED FOR
REVIEW

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
A	12/4/23	DEV. REVIEW	

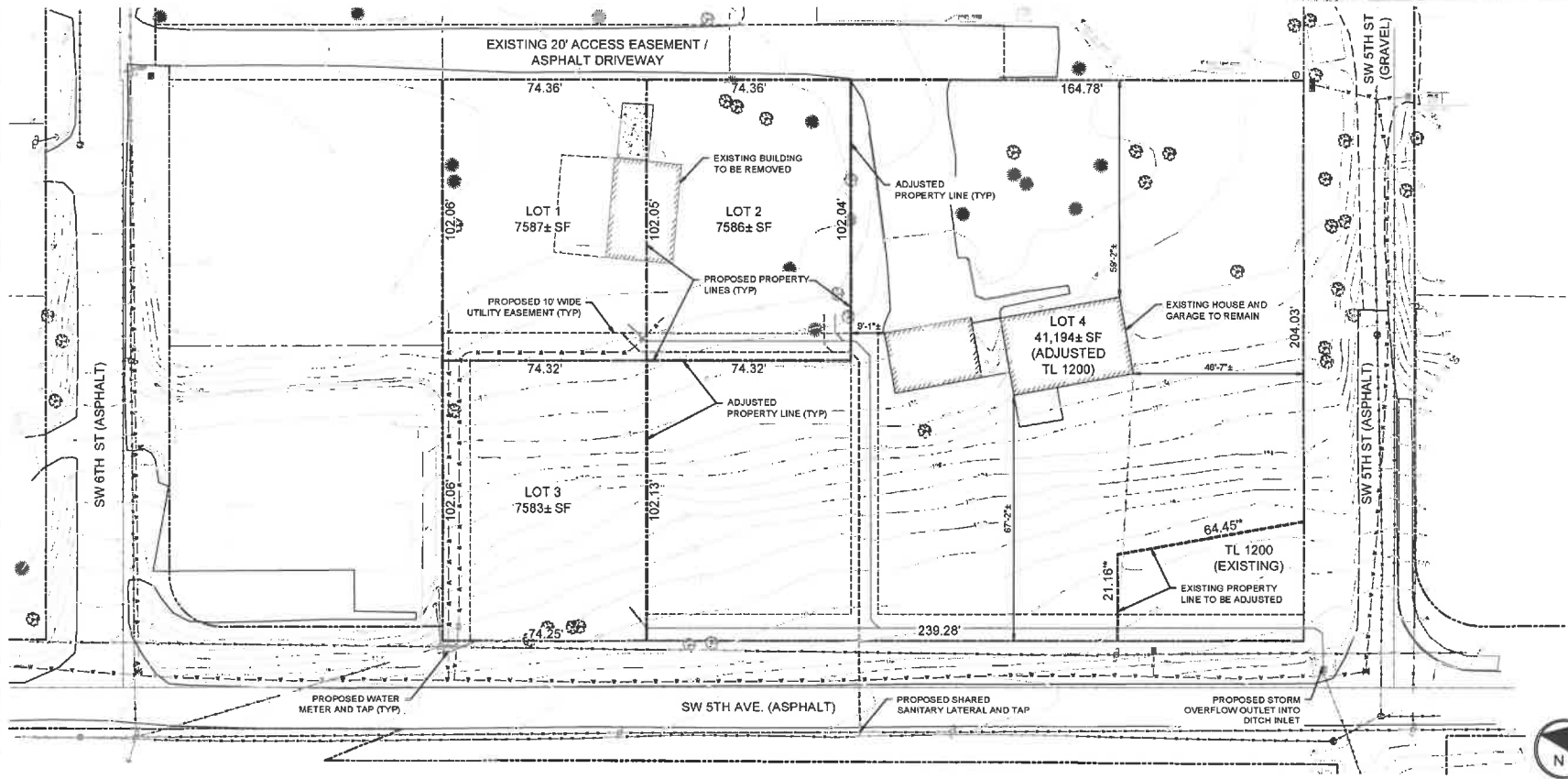
DRAWN BY:
 CHECKED BY:

CURRENT ISSUE DATE:
12/4/23

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE WITHOUT OWNER PERMISSION IS STRICTLY PROHIBITED.

SHEET TITLE:
PROPOSED SITE PLAN

SHEET NUMBER: REV.
 - A



22x34' SCALE: 1"=40'
 11x17' SCALE: 1"=80'

PROPOSED SITE PLAN 1