



CITY OF
**West
Linn**

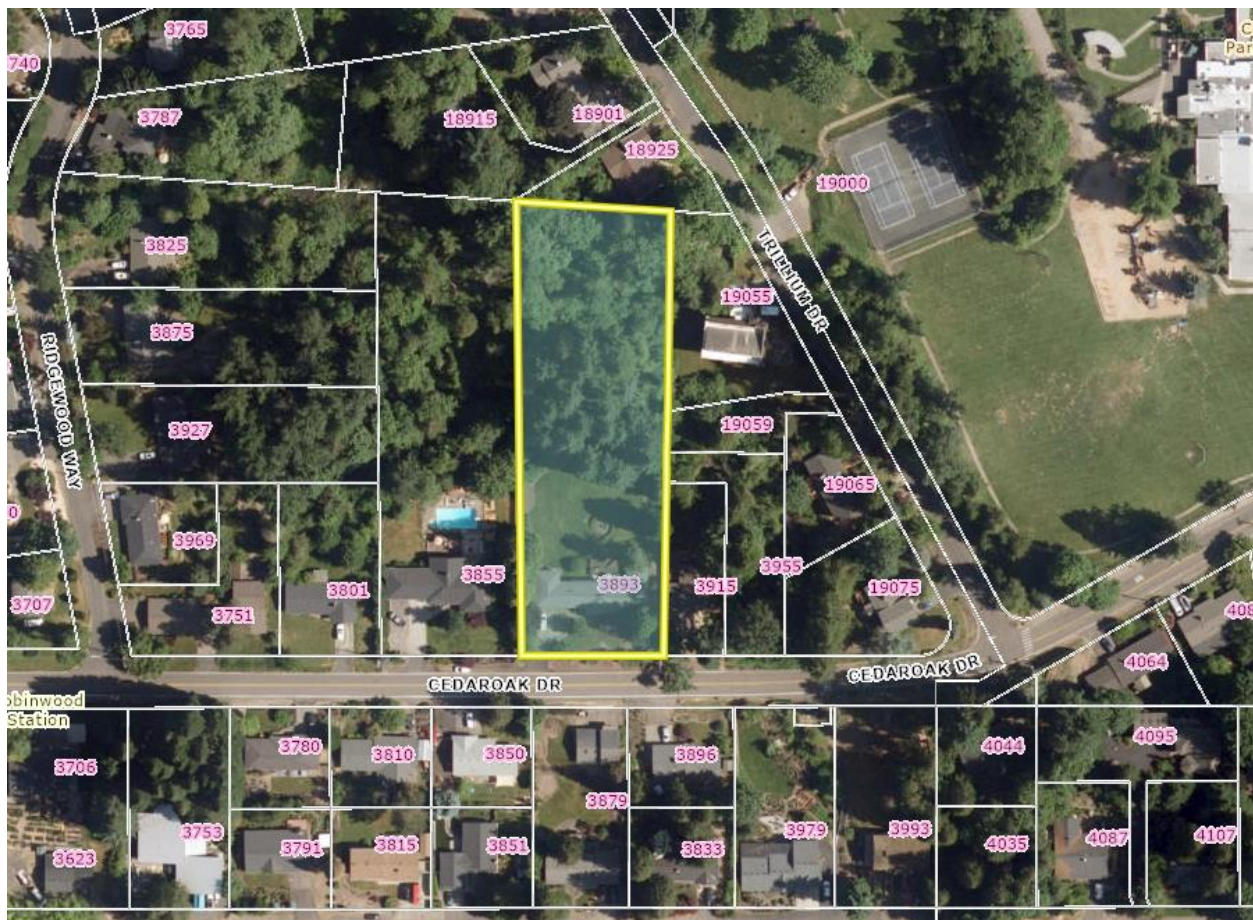
PRE-APPLICATION CONFERENCE

Thursday, April 4, 2023

**Willamette Room
City Hall
22500 Salamo Rd
West Linn**

10:00 am: Proposed Cottage Cluster
Applicant: Joey Patino
Property Address: 3893 Cedaroak Drive
Neighborhood Assn: Robinwood Neighborhood Association
Planner: Chris Myers

Project #: PA-24-03





Pre-Application Conference Request

For Staff to Complete:

PA 24-03

Conference Date: 4/4/24

Time: 10:00 am

Staff Contact:

Fee: \$1,200

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:

Email:

Phone #:

Address:

Applicant Information

Name:

Email:

Phone #:

Address:

Address of Subject Property (or tax lot):

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:

DATE:

-A written statement providing a detailed description of the proposal including the changes to the site, structure, landscaping, parking and land use;

Sanctus Creek stands as a groundbreaking venture, marking West Linn's inaugural Cottage Cluster Development. Guided by an exceptional team, including the expertise of Ralph Tahran (architect with 40 years of experience), Mike Mitchoff (builder with 25 years of experience), Jody Wallace (Designer with 20 years of experience), and other accomplished professionals, this project is set to lead the pathway for cottage cluster developments for years to come.

The rich history of 3893 Cedaroak Dr, the cherished residence of the Dasso family for over five decades, shapes an important dimension to our initiative. Following the passing of James and Loretta Dasso in late 2023, the family has come together to embark on a collaborative journey. Their collective efforts aim not only to rejuvenate the family home but also to craft 8-12 charming cottages seamlessly integrated into the tranquil expanse of the property's vacant rear half. This union of tradition and innovation promises to infuse Sanctus Creek with a renewed sense of vitality and purpose.

-A preliminary site plan with

See attached

-Address of the project

3893 Cedaroak Dr West Linn, OR 97068

-Area of the site (acres or square feet)

1.5 Acres

-Location of existing public and private utilities, easements, and 100-year floodplain (if known),

Survey and topo on schedule - Andy Paris & Associates

-Sensitive areas, including the location of on-site wetlands and riparian areas (if known)

Schotts & Associates on schedule to complete a Wetlands Survey

-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

See attached on preliminary site plan (page 2 - dimensions of structure). Architect will firm up plans once we get studies back for exact locations

-Internal circulation system, name and location of existing and proposed roadways and roadway easements (private and public)

See attached on preliminary site plan

-Location of existing and proposed driveways and off-street parking

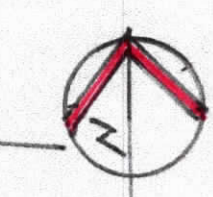
See attached on preliminary site plan

-Location and width of existing and proposed pedestrian walkways,

-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

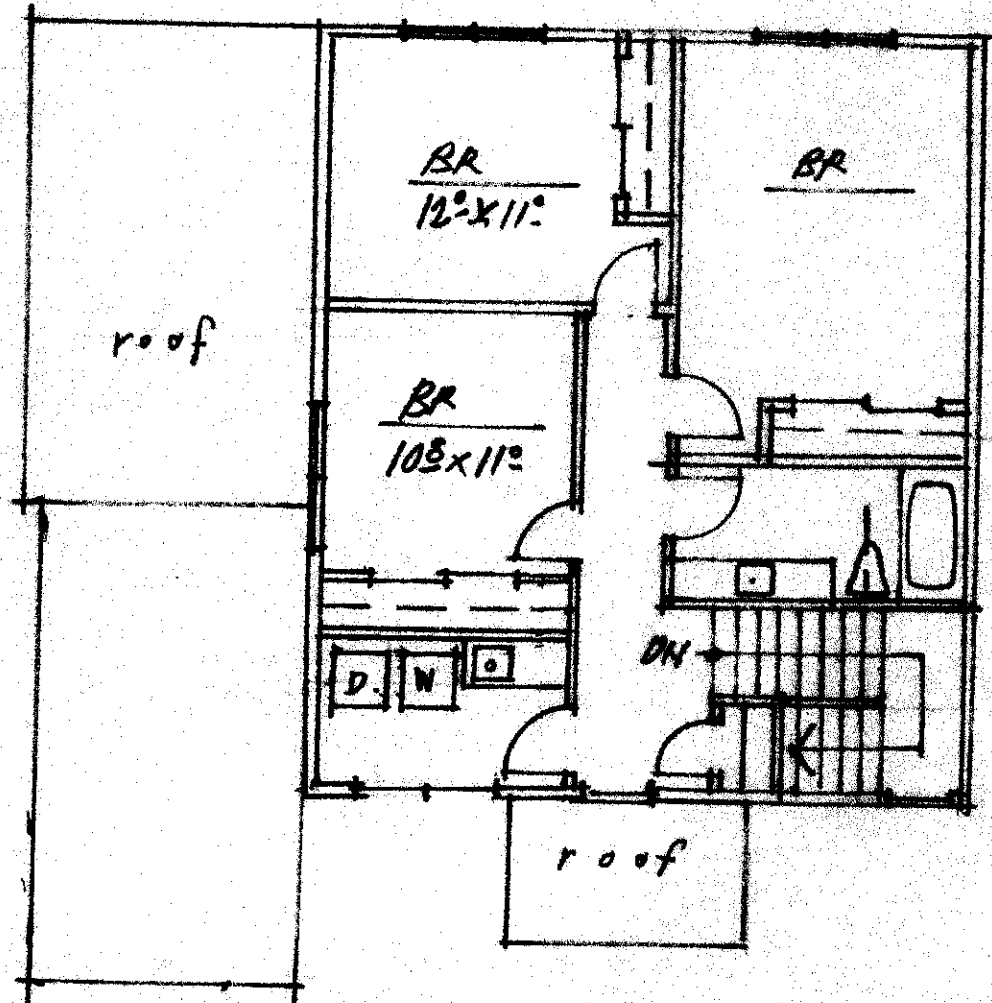
See attached on preliminary site plan



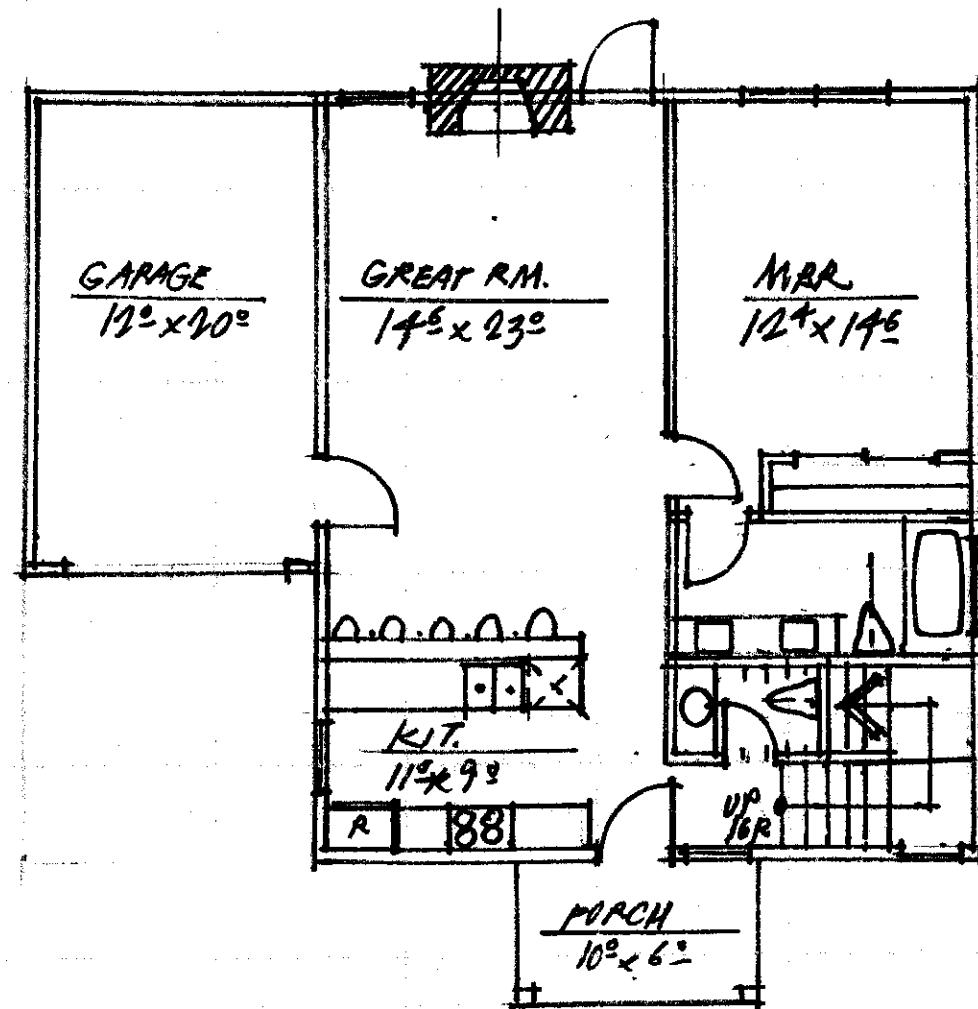
CEDAR OAK
 COTTAGE CLUSTER
 SITE PLAN SKETCH
 1" = 40'-0"
 10-8-23 RGT

TAHRAN ARCHITECTURE & PLANNING, LLC.
 333 S. STATE ST. SUITE V, PMB #32 LAKE OSWEGO, OR 97034
 PHONE: (503) 639-8802 EMAIL: ralph@tahrans.com

CEDAR OAK DRIVE



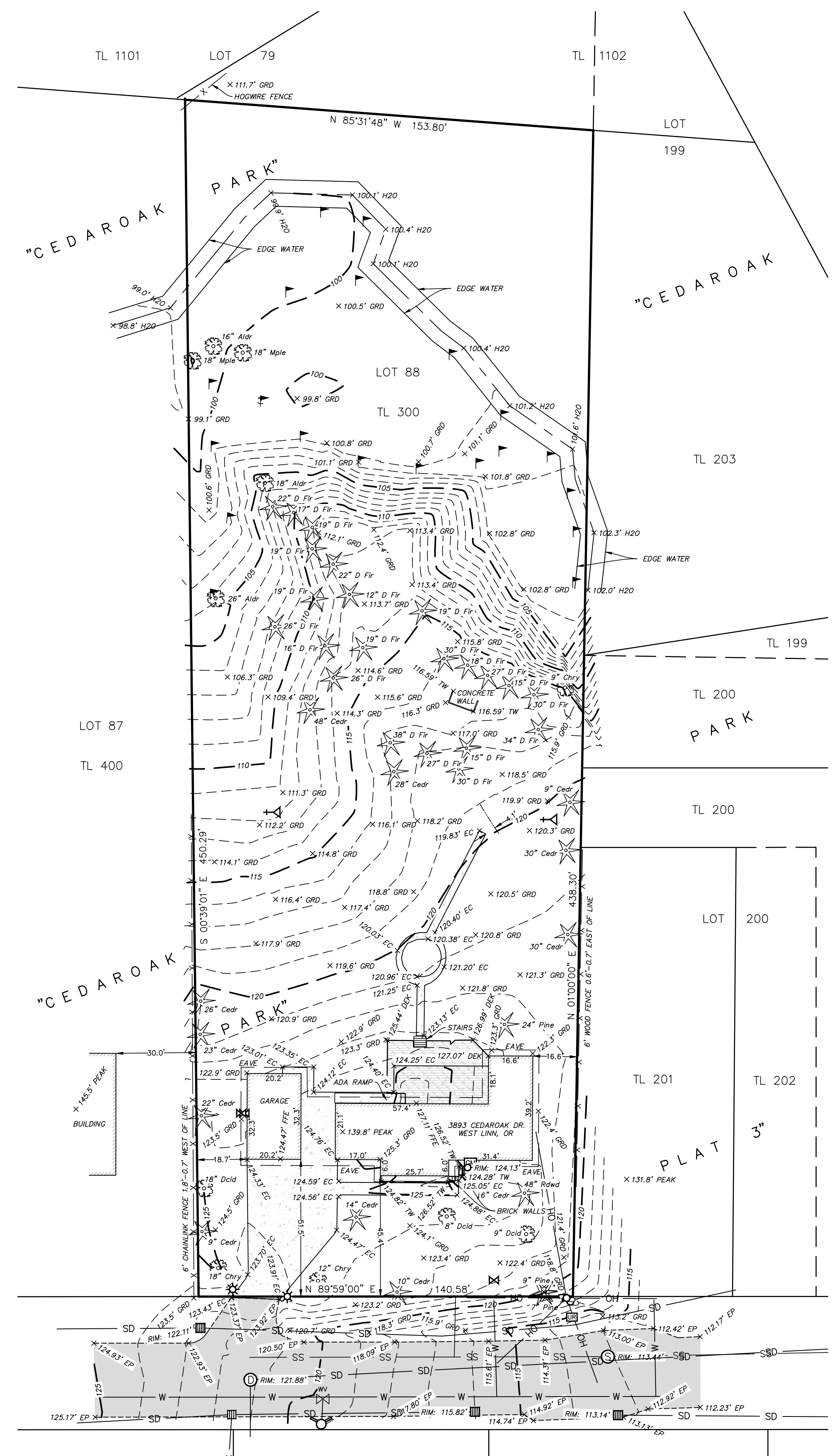
SECOND FLOOR 814 SF
 1/8" = 1'-0" 10-8-23 RST



FIRST FLOOR - CEDAR OAK PROTOTYPE 896 SF + 240 SF GARAGE
 1/8" = 1'-0" 10-8-23 RGT



TOPOGRAPHIC SURVEY
 FOR: JOEY PATINO
 BEING LOT 88, "CEDAROAK PARK" (PLAT NO. 468)
 IN THE NW 1/4 OF SECTION 24, T.2S, R.1E, W.M.
 CITY OF WEST LINN
 CLACKAMAS COUNTY, OREGON
 TAX MAP 2S 1E 24BB
 FEBRUARY 23, 2024

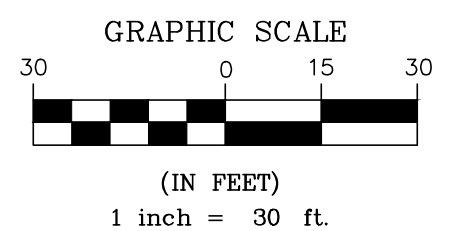


NOTES:

- ELEVATIONS ARE BASED ON NAVD88 GPS OBSERVATIONS. NO GEODETIC BENCHMARK HAS BEEN REFERENCED IN THIS SURVEY.
- THE BOUNDARIES AS SHOWN ON THIS MAP ARE BASED ON FOUND MONUMENTS, AND RECORD SURVEY AND DEED INFORMATION. THIS MAP DOES NOT REPRESENT A SURVEY TO BE RECORDED, BUT WAS DONE FOR SITE/TOPO INFORMATION ONLY.
- THIS SURVEY IS MADE FOR THE ORIGINAL PURCHASER OF THE SURVEY ONLY. ANDY PARIS & ASSOCIATES, INC. ASSUMES NO LIABILITY FOR INFORMATION SHOWN HEREON TO ANY OTHER INSTITUTIONS OR SUBSEQUENT PURCHASERS OF THE PROPERTY.
- PER ORS 209.150(1), ANY PERSON OR PUBLIC AGENCY REMOVING, DISTURBING OR DESTROYING ANY SURVEY MONUMENT OF RECORD IN THE OFFICE OF THE COUNTY SURVEYOR OR COUNTY CLERK SHALL CAUSE A REGISTERED PROFESSIONAL LAND SURVEYOR TO REFERENCE AND REPLACE THE MONUMENT WITHIN 90 DAYS OF THE REMOVAL, DISTURBANCE OR DESTRUCTION.
- PER ORS 209.250(1), A REGISTERED PROFESSIONAL LAND SURVEYOR THAT ESTABLISHES OR REESTABLISHES A BOUNDARY MONUMENT SHALL WITHIN 45 DAYS THEREAFTER, SUBMIT FOR FILING A PERMANENT MAP OF THE SURVEY TO THE COUNTY SURVEYOR FOR REVIEW.
- SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- THE LOCATION AND OR EXISTENCE OF UTILITY SERVICE LINES AS SHOWN ON THIS MAP ARE BASED ON FIELD OBSERVATION ONLY. THERE MAY EXIST ADDITIONAL SERVICE LINES NOT SHOWN ON THIS SURVEY.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. THERE MAY EXIST EASEMENTS, CONDITIONS, OR RESTRICTIONS THAT COULD AFFECT THE TITLE OF THIS PROPERTY. NO ATTEMPT HAS BEEN MADE IN THIS SURVEY TO SHOW SUCH MATTERS THAT MAY AFFECT TITLE.

LEGEND

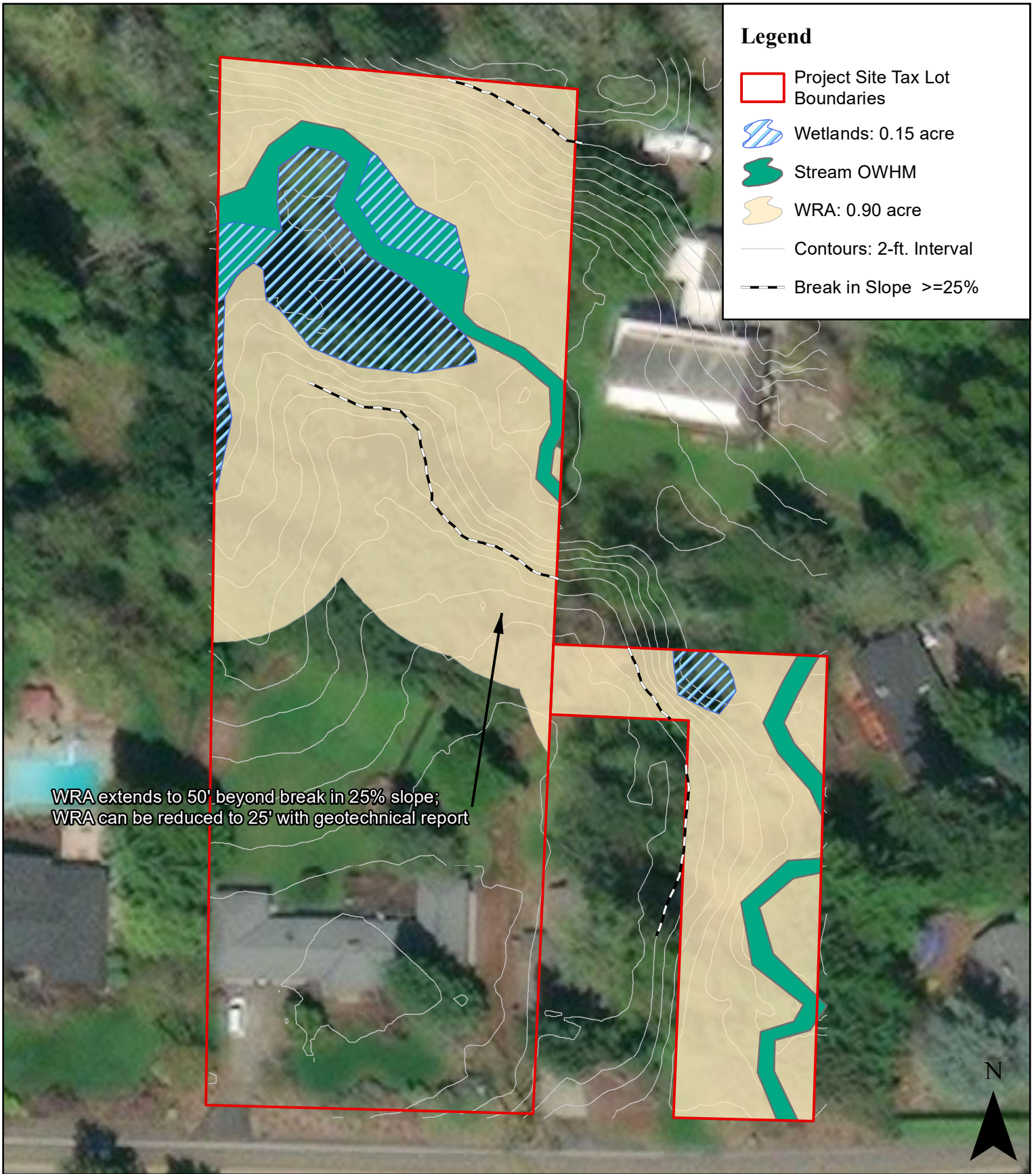
- FOUND MONUMENT
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM DRAIN MANHOLE
- AREA DRAIN OR CATCH BASIN
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ LIGHT POLE
- ⊕ UTILITY POLE
- ⊕ UTILITY RISER
- ⊕ IRRIGATION CONTROL BOX
- ⊕ WATER SPIGOT
- ⊕ GAS METER
- ⊕ SANITARY CLEANOUT
- ⊕ WETLAND BOUNDARY
- OH- OVERHEAD UTILITY LINE
- SD- UNDERGROUND STORM LINE
- SS- UNDERGROUND SANITARY LINE
- W- UNDERGROUND WATER LINE
- X- FENCE LINE AS NOTED
- 000.0 GRD X GROUND SHOT - SPOT ELEVATION
- 000.00 EC X EDGE OF CONCRETE - SPOT ELEVATION
- 000.00 TW X TOP OF WALL - SPOT ELEVATION
- 000.00 EP X EDGE OF PAVEMENT - SPOT ELEVATION
- 000.00 FF X FINISH FLOOR - SPOT ELEVATION
- 000.00 PEAK X ROOF PEAK - SPOT ELEVATION
- 000.00 DEX X TOP OF DECK - SPOT ELEVATION
- 000.0 H2O X EDGE OF WATER - SPOT ELEVATION
- ⊕ DEODIOUS TREE
- ⊕ EVERGREEN TREE
- DECK
- CONCRETE
- PAVEMENT



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 SEPTEMBER 10, 2019
 BRIAN LEGGS
 77667PLS
 RENEWS: DEC. 31, 2024

ANDY PARIS & ASSOCIATES
 LAND SURVEYORS, SINCE 1952
 15450 BOONES FERRY ROAD, SUITE 7, LAKE OSWEGO, OR 97035
 PH. 503.636.3341 | WWW.ANDYPARIS.COM
 PROJECT: 24019 | DRAWING: 24019TP1 | DRAFTED: EM 02/27/2024



Legend

- Project Site Tax Lot Boundaries
- Wetlands: 0.15 acre
- Stream OWHM
- WRA: 0.90 acre
- Contours: 2-ft. Interval
- Break in Slope $\geq 25\%$

WRA extends to 50' beyond break in 25% slope;
 WRA can be reduced to 25' with geotechnical report

Date: 1/29/2024

Data Source: ESRI, 2024;
 Clackamas County GIS Dept, 2024

**DRAFT: Not an official wetland map;
 for planning purposes only**

**Preliminary Wetland
 Determination Map**



Cedar oak Drive Project Site: S&A # 3125

