



CITY OF
**West
Linn**

PRE-APPLICATION CONFERENCE

Thursday, May 2, 2024

Willamette Room
City Hall
22500 Salamo Rd
West Linn

10:00 am: Proposed Planned Unit Development
Applicant: Bob Schultz, applicant
Property Address: 1317 – 7th Street
Neighborhood Assn: Willamette Neighborhood Association
Planner: John Floyd

Project #: PA-24-07





Pre-Application Conference Request

For Staff to Complete:		
PA 24-07	Conference Date: 5/2/24	Time: 10:00
Staff Contact: John Floyd		Fee: 1200

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 Schultz, SDG-2, LLC
 Email: duke.pdx@gmail.com
 Phone #: 971-732-0347
 Address: 3242 Wild Roase Loop

Applicant Information

Name: Mercedes Serra, 3J Consulting
 Email: mercedes.serra@3j-consulting.com
 Phone #: 503-946-9365 x211
 Address: 9600 SW Nimbus Ave, Ste 100

Address of Subject Property (or tax lot): 1317 7th Street (31E02AA00800, 31E02AA00200, 31E02AA00100,

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:

3.14.24

March 14, 2024

John Floyd
Senior Planner
City of West Linn
22500 Salamo Road
West Linn, Oregon 97068

Rivianna Beach - Phase 1

Dear John,

3J Consulting, Inc acts on behalf of Forward Vision Development, LLC & e3 Design Concepts, LLC & SDG-2, LLC regarding the proposed development of the area known as Rivianna Beach, located at 1317 7th Street (tax lots 31E02AA00800, 31E02AA00800, 31E02AA00200, 31E02AA00100, 31E0200401, 31E0200100 and 31E01BB00100). This letter and the attachments hereto have been submitted in order to request a Pre-Application Conference to discuss the submittal requirements for a Planned Unit Development within the City of West Linn.

The Applicant has submitted a partition application preceding this pre-application request that would consolidate the proposed development into three parcels to allow for phased development of the site. This pre-app request is for Phase 1 of the proposed development, which includes Outlot A (Parcel 1) and Outlot B (Parcel 2), which are both zoned Residential R-10. The applicant is proposing a planned unit development that would include 26 residential lots, to be developed with duplex homes for a total of 52 residential units. The development would also include a habitat conservation area on Parcel 2. The applicant intends to utilize the Planned Unit Development process to allow for flexibility in site development due to the unique characteristics of the site.

The following list of questions has been provided for staff's consideration:

1. Please confirm the required land use applications, approval process, and timeframe for the review of the proposed development.
2. Please confirm any specialist reports, plans, and supporting materials that will be required to process the application.
3. Please confirm whether a geotechnical report will be required for land use.
4. Please confirm whether a traffic impact analysis will be required for the proposed planned unit development.
5. Please confirm the applicable approval criteria for the uses proposed.
6. Please confirm that the City would be willing to accept a special utility district utilizing renewable energy such as photovoltaic or wind power, geo-thermal, while working with PGE.
7. Please confirm that the City will allow a community-owned micro-energy district, as a pilot-project, to include a privately funded feasibility study, and provided the feasibility study is positive, then allow construction of the proof-of-concept model(s) at 5th Ave and 4th Street, so the micro-energy district can be proofed-up in 2024, including guidance on when installation could take place.
8. Please confirm city is willing to accept creative residential building design alternatives, as a pilot project, that maximize available roof areas for the roof mounted solar system that are



integral to the feasibility for the proposed community-owned micro-energy district that encourages the developer to maximize the creation of clean energy generation.

9. Please confirm that the City would be willing to accept a beaver management as a pilot project for the conservation outlot and overlay conservation areas outside the defined conservation outlot, that will protect the beaver's habitat, and maintain the water levels that benefits the beavers at the same time fixes the problems the beavers are creating thereby benefitting the humans, as well.
10. Please confirm that the city is receptive to for flexible housing arrangements, as a pilot project, that may include options for a variety of flexible housing arrangements that may include options for lower level ADU units, or Live-Work above the garages, whereas the ADU can be used for multi-generational households, rented long term, or for use by live-in caretakers, in-laws, extended family, or guests.
11. Please confirm the public improvements required to facilitate the development of the site.
12. Please confirm the setback requirements from the delineated wetland, for the residential buildings as part of the proposed community owned micro-energy district, a pilot project.

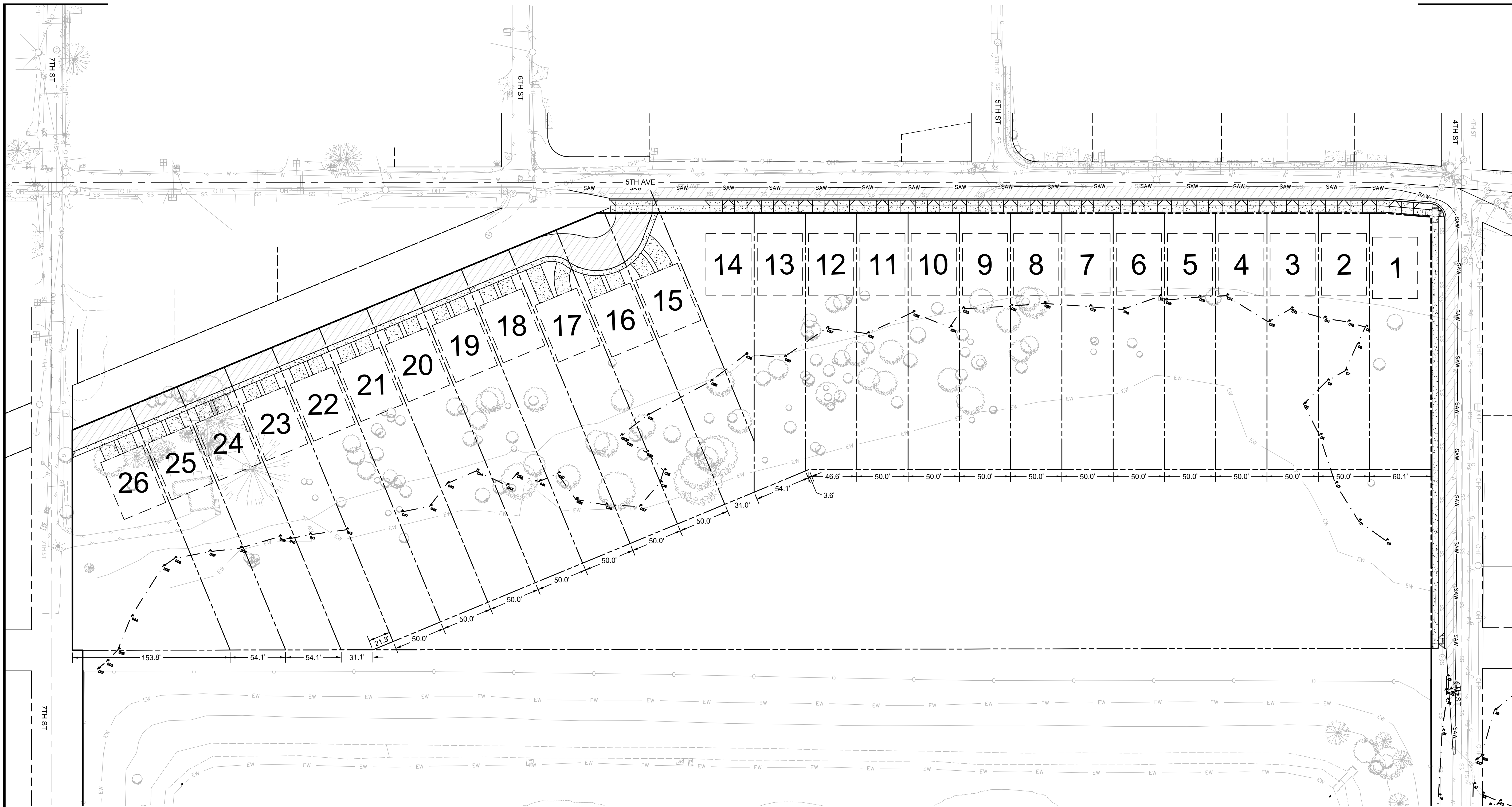
Please feel free to give me a call if you have any questions or need any additional clarification.

Sincerely,



Mercedes Serra
Planning Project Manager
3J Consulting, Inc.

P:\23909-RIVANNA BEACH\CAD\EXHIBITS-ANALYSIS\COORDINATION\2024-03-11 SITE OPTION\23909-SITE-PLAN-ALTERNATE.DWG



LEGEND

- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED SETBACK LINE
- PROPOSED CURB FACE
- PROPOSED CURB BACK
- PROPOSED LIP OF GUTTER
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED CONCRETE SCORING
- SURVEY EXISTING EDGE OF WETLAND
- SURVEY EXISTING WETLAND BOUNDARY FLAGS



SCALE: 1" = 50'
0 50 100 FT



PUBLISH DATE
03-11-2024
ISSUED FOR
SCHEMATIC DESIGN
REVISIONS

SITE PLAN - 50' LOT ALTERNATE
RIVANNA BEACH
WEST LINN WATERFRONT DEVELOPMENT
FORWARD VISION DEVELOPMENT
WEST LINN, OR

3J CONSULTING
CIVIL ENGINEERING
WATER RESOURCES
COMMUNITY PLANNING
9600 SW NIMBUS AVE., SUITE 100, BEAVERTON, OR 97008

PROJECT INFORMATION
3J PROJECT # | 23909
TAX LOT(S) | ###
LAND USE # | TBD
DESIGNED BY | SRC
CHECKED BY | JJS

SHEET NUMBER
EXH. 05