

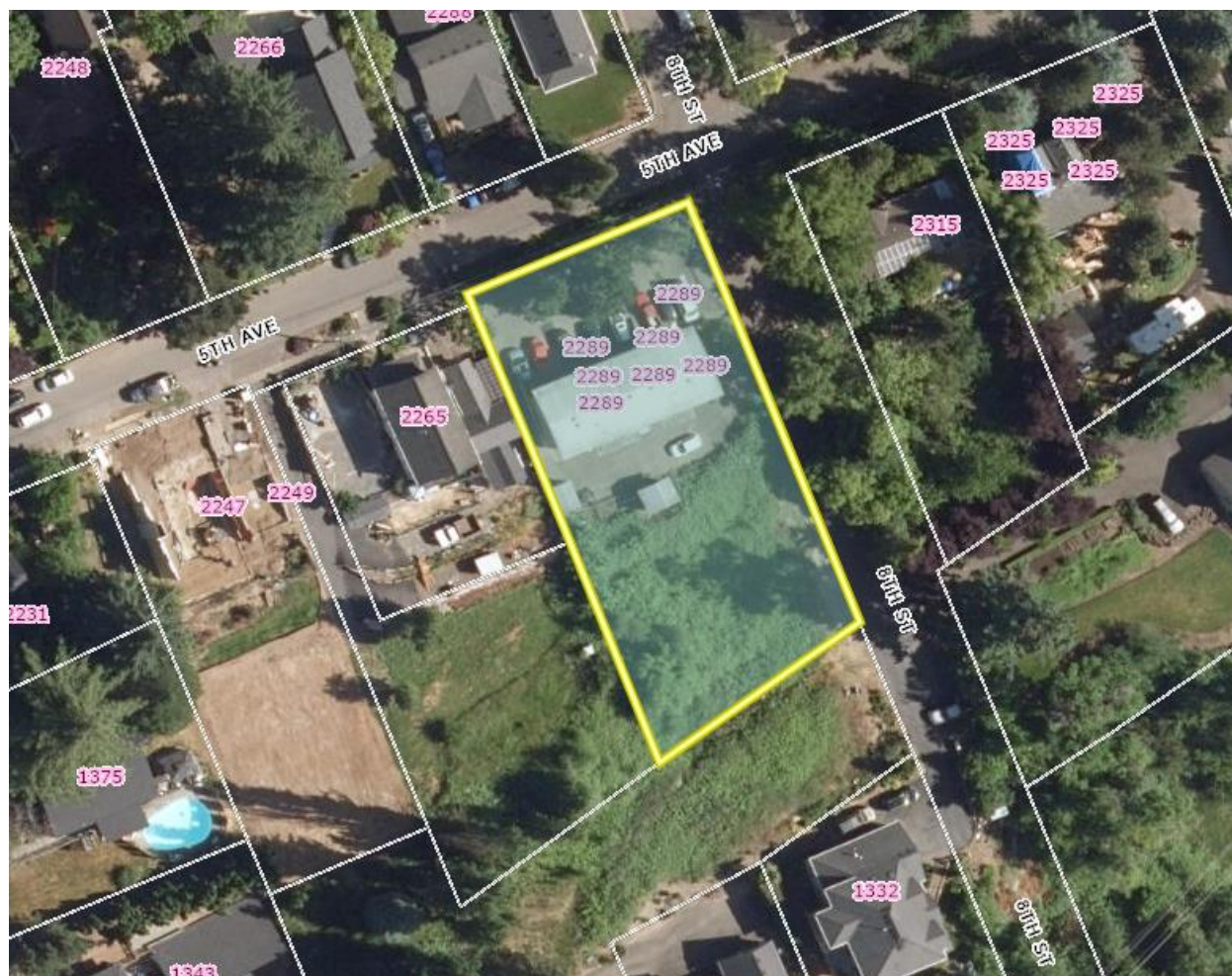


PRE-APPLICATION CONFERENCE

Thursday, May 16, 2024

Willamette Room
City Hall
22500 Salamo Rd
West Linn

10:00 am: Proposed Land Division
Applicant: Tom Watton, applicant
Property Address: 2289 5th Avenue
Neighborhood Assn: Willamette Neighborhood Association
Planner: Chris Myers **Project #:** PA-24-09





Pre-Application Conference Request

For Staff to Complete:			
PA	PA-24-09	Conference Date:	5/16/24
		Time:	10:00am
Staff Contact:	Chris Myers	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:



1880 Willamette Falls Dr.
Suite 200-D
West Linn, Or. 97068
503.655.1001
thomas@wattondesign.com
wattondesign.com

Client Information:

John Moe
1140 N.E. 152nd Ave.
Portland, Or. 97230

Project Address:

2289 5th Ave.
West Linn, Or 97068

Date: 4-23-2024

Pre-Application Conference

Objective of meeting:

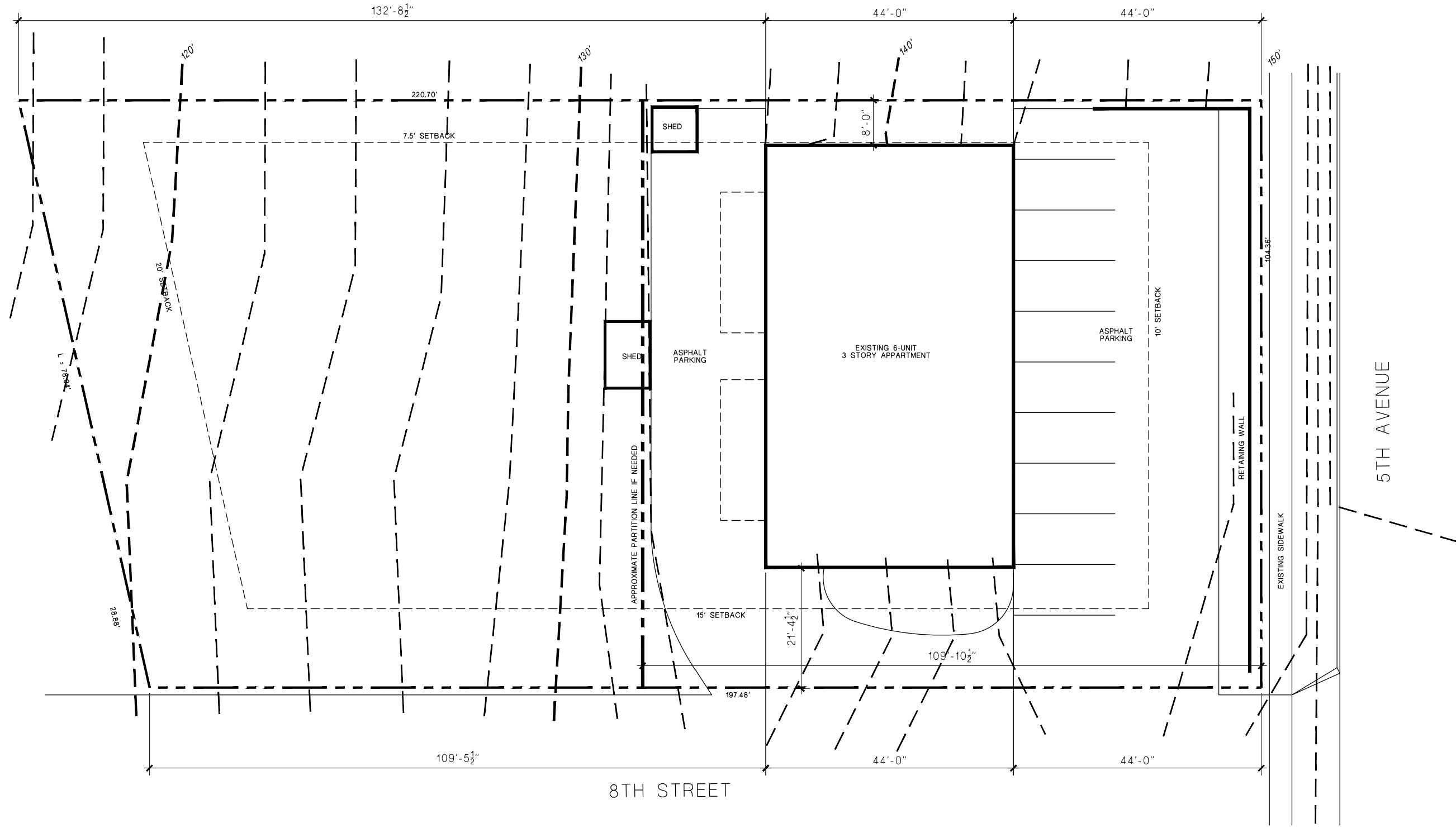
This lot is zoned R-10. It is 21,1779 sq. ft. This lot currently has a 6-unit apartment on it. In today's code this would be considered a non-conforming structure. The goal of the owner would be to add additional units to this property under the middle housing code.

Questions:

1. Can additional townhouses be added to this property without a land division / partitioning the lot under the middle housing code?
2. The fact that this is a non-conforming site are we able to partition the lot into two 10,000sf or greater R-10 lots and isolate the non-conforming to the lot with the apartments on it, thus giving us a new vacant lot to explore middle housing on?
3. Will this require going in front of the planning commission if we were to build 6 attached townhouses on the new lot?

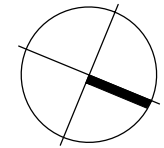
Regards,

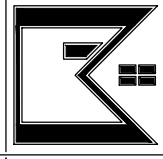
Thomas Watton



SITE PLAN

SCALE 1" = 20' - 0"



 <p>WATTON DESIGN WORKS, inc 1880 Willamette Falls Drive 200-D West Linn, Oregon 97068</p>	<p>WATTON DESIGN WORKS, INC. WILL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE TOPOGRAPHY INFORMATION. IT IS THE SOLE RESPONSIBILITY OF THE USER TO VERIFY THE ACCURACY OF THE INFORMATION ON THE SITE THAT MAY CAUSE OF ANY POTENTIAL FIELD DISCREPANCIES.</p>	<p>PROJECT: OWNER: MOE INVESTMENTS JOHN MOE, 503.819.6226 MOEINVESTMENTS@AOL.COM</p>	<p>SITE INFORMATION: BUILDING SITE ADDRESS: 2289 5th AVENUE WEST LINN, OREGON 97068 CLACKAMAS COUNTY</p>	<p>JOB No. 2-4065 DATE 4-22-2014 SITE</p>
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