



CITY OF  
**West  
Linn**

## PRE-APPLICATION CONFERENCE

Thursday, June 20, 2024

Willamette Room  
City Hall  
22500 Salamo Rd  
West Linn

**10:00 am:** Proposed Retaining Wall  
**Applicant:** Alex Peters, applicant  
**Property Address:** 5665 River Street  
**Neighborhood Assn:** Bolton Neighborhood Association  
**Planner:** Chris Myers

**Project #:** PA-24-14





City of **West Linn**

Planning & Development • 22500 Salamo Rd #1000 • West Linn, Oregon 97068  
Telephone 503.742.6060 • westlinnoregon.gov

### Pre-Application Conference Request

For Staff to Complete:			
<b>PA</b> 24-14	<b>Conference Date:</b> 6/20/24	<b>Time:</b> 10:00am	
<b>Staff Contact:</b> Chris Myers		<b>Fee:</b> \$420	

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: **Mike Myers**  
Email:  
Phone #:  
Address:

#### Applicant Information

Name: **Sequoia Stonescapes Inc.**  
Email: **Alex@sequoiastonescapes.com**  
Phone #: **503-932-7605**  
Address: **P.o Box 122 Rickreall, Oregon 97371**

Address of Subject Property (or tax lot): **5665 River road, West linn Oregon 97306**

#### 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:** *Alex Peters*

**DATE:** 5/13/24

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:** 5/21/2024

## Pre-Application Conference

5665 River St

West Linn, OR 97306

## Project Narrative

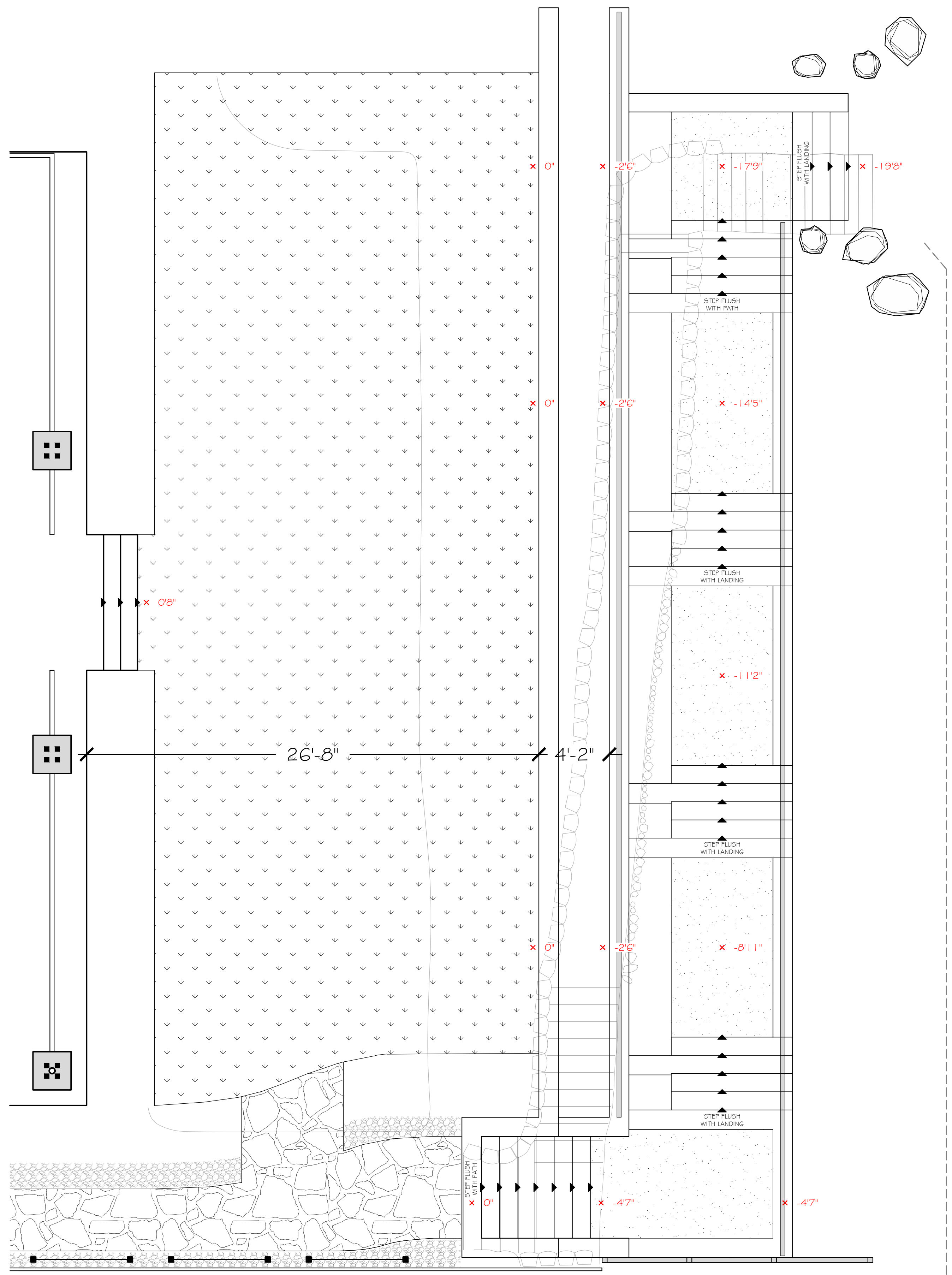
The existing wall is approximately twenty years old and was built without engineering. It is multi-tiered and involves a staired and ramped access path from the upper portion of the property to the lower portion. The wall retains a steep slope which is experiencing worsening erosion. Due to ground movement the pathway is uneven and hazardous. Proposed is a new engineering wall system to replace the failing wall system. The new wall will be terraced and built of wall block, with improved walkway and safety rail. Planting beds will visually soften the appearance of the wall from the river.

## Photos of Existing Site Conditions

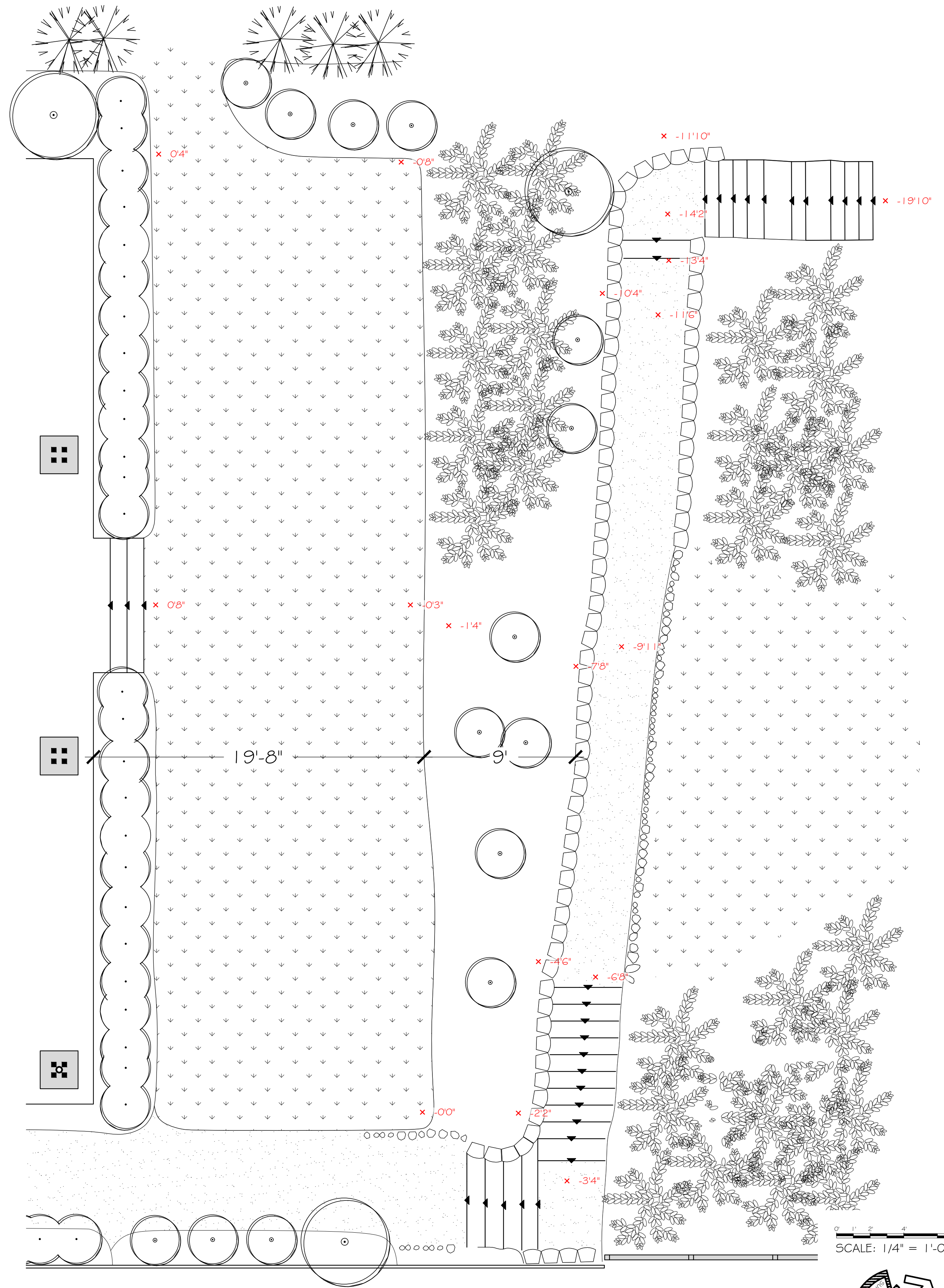


Conceptual Renderings of New Wall – These differ slightly from the proposed design.





TWO WALLS CONCEPT



EXISTING CONDITONS

REVISIONS:

DATE:	INT.

WALL REVISION:  
TWO WALLS CONCEPT

MYERS RESIDENCE  
5665 RIVER ST  
WEST LINN, OREGON

**DRAKE'S 7 DEES**  
5645 SW Scholls Ferry Road - Portland, OR 97225  
503-292-9121 - www.drakes7dees.com

SCALE: 1/4" = 1'-0"

DESIGNER: NIX

DATE: 04.29.2024

L2

SHEET: 1 OF: 1