



CITY OF
**West
Linn**

PRE-APPLICATION CONFERENCE

Thursday, October 3, 2024

Willamette Room
City Hall
22500 Salamo Rd
West Linn

10:00am: Proposed Class 2 Variance
Applicant: Clement Walsh, applicant
Site Locations: 1490 Skye Parkway
Neighborhood Assn: Skyline Ridge Neighborhood Association
Planner: Chris Myers

Project #: PA-24-18





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:

PA 24-18

Conference Date: Oct 3, 2024

Time: 10:00 am

Staff Contact: Chris Myers

Fee: \$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: Megan and Brandon Kemp
Email: meg@provprops.com
Phone #: 503-688-4091
Address: 1490 Skye Pkwy West Linn OR 97068

Applicant Information

Name: Clement Walsh
Email: clement@clementwalsh.com
Phone #: 503-898-0130
Address: 8215 SW Tualatin-Sherwood Rd #200
Tualatin OR 97062

Address of Subject Property (or tax lot): 1490 Skye Pkwy West Linn OR 97068

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: *Clement Walsh*

DATE: 09-10-2024

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:
9/11/2024

DocuSigned by:
[Signature]
F1C894600C0C445...



City of West Linn
Planning Department
22500 Salamo Rd. #900
West Linn, OR 97068

September 13, 2024

RE: Kemp Residence – Pre-Application Conference Request

Project Narrative: Class II Variance for Swimming Pool at 1490 Skye Parkway

Applicants: Megan and Brandon Kemp

Property Address: 1490 Skye Parkway, West Linn, OR

The applicants propose the installation of a 741-square-foot inground swimming pool in the rear yard of 1490 Skye Parkway. Due to the constraints of the site, they are requesting a Class II Variance to allow part of the pool to be located within the 20-foot rear setback.

The angled property line at the northwest corner limits the available space for pool placement. Placing the pool outside the setback would position it too close to the house, reducing its usability and safety. The property's sloping terrain and the proximity of a large 40" DBH Douglas Fir tree make complying with the setback difficult. Complying with the 20' setback would require significant additional soil excavation, increasing costs and potentially harming the site's natural features, including the large tree, which the applicants seek to preserve.

Without the variance, the size of the pool would be significantly reduced, compromising its functionality. The proposed variance would allow the pool to be positioned parallel to the house, maintaining aesthetic alignment and maximizing outdoor space while preserving important landscape features.

The in-ground design of the pool also minimizes visual impact on neighboring properties, as it will be flush with the ground and less intrusive compared to an above-ground structure. Also, there is existing fencing on the property that shields, to an extent, the swimming pool from the adjoining property owners view.

Revisions:

Project Information:

Project name:
KEMP RESIDENCE

Project address:
1490 SKYE PKWY
WEST LINN, OR 97068

Issue Information:

CLEMENT WALSH
LANDSCAPE ARCHITECT, INC.
8215 SW Tualatin-Sherwood Rd. Suite #200
Tualatin, OR 97062
503.898.0130 ClementWalsh.com

Project no.: 2024-027
Drawn by: Danielle Street
Checked by: Clement Walsh
Sheet size: 24" x 36"
Scale: Noted
Plot date: September 13, 2024
Sheet no.: 1 of 1

Sheet title:
**EXISTING
CONDITIONS
PLAN**

Drawing:

E100

DEMOLITION GENERAL NOTES:

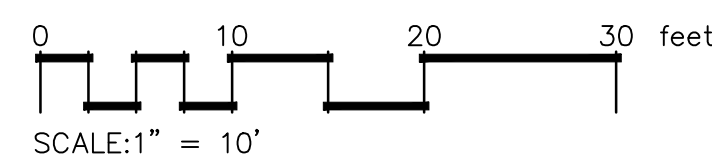
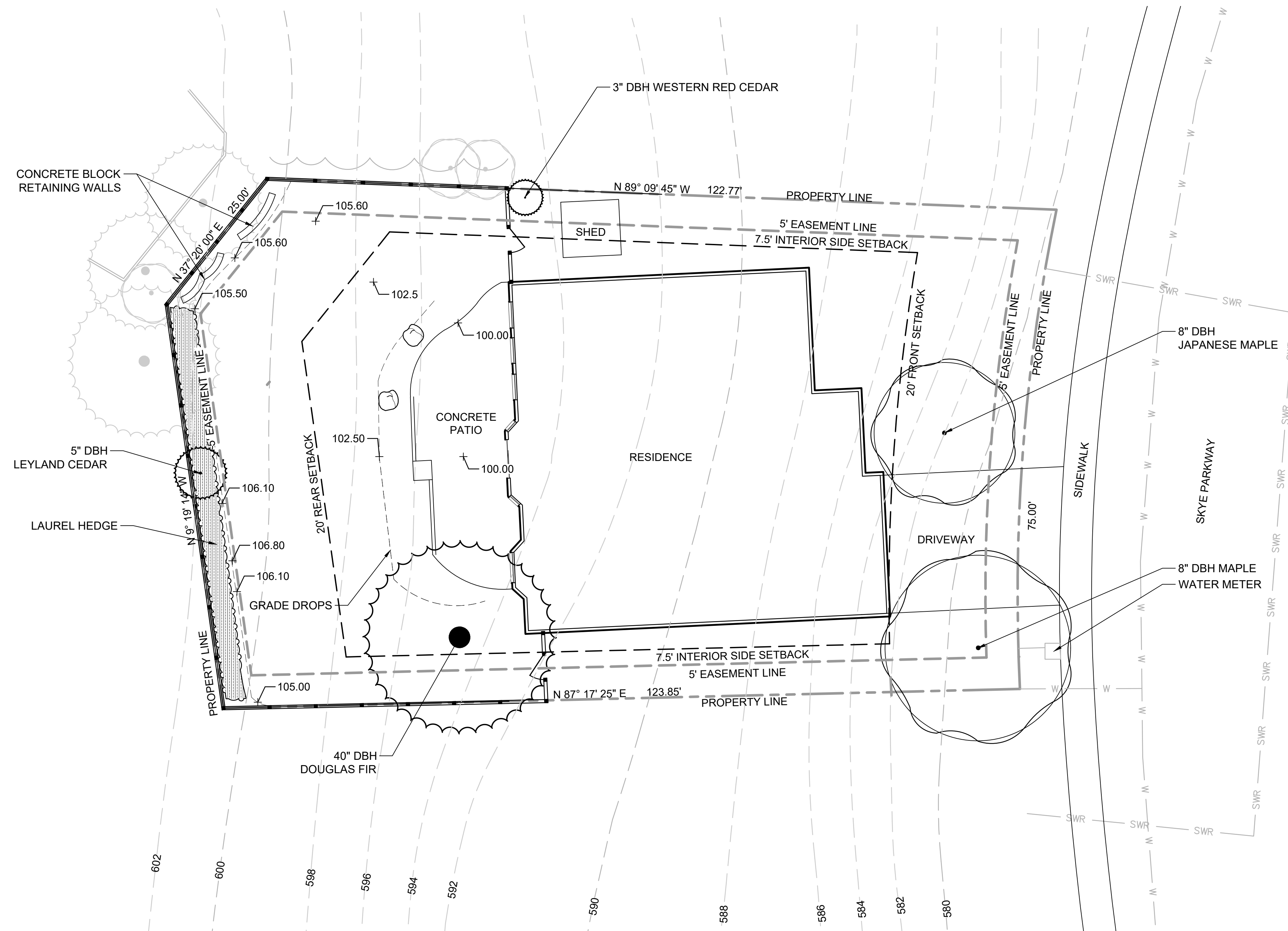
1. CONTRACTOR SHALL PROTECT AND MAINTAIN UNINTERRUPTED UTILITY SERVICE TO NEIGHBORING HOMES DURING DEMOLITION AND CONSTRUCTION.
2. SURFACE AND BELOW GRADE IMPROVEMENTS INTENDED TO REMAIN INTACT SHALL BE REPLACED AT CONTRACTOR'S EXPENSE IF DAMAGED DURING DEMOLITION OR CONSTRUCTION ACTIVITIES.
3. CONTRACTOR SHALL PROVIDE CONSTRUCTION FENCING, SIGNAGE, AND BARRIERS AS REQUIRED TO PREVENT UNAUTHORIZED ACCESS INTO DEMOLITION AREA.

EXISTING CONDITIONS GENERAL NOTES:

1. EXISTING CONDITIONS PLAN IS A SCHEMATIC/CONCEPTUAL DRAWING. PROPERTY LINES, HOUSE LAYOUT, STRUCTURE, TREES, AND LANDSCAPE LAYOUT ARE REPRESENTED ON THIS PLAN AND ARE CONCEPTUAL IN NATURE.
2. LOCATION OF EXISTING TREES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. PROTECT & KEEP EXISTING TREES AND COORDINATE WITH ARBORIST FOR PRUNING IF NECESSARY.

LEGEND

- 5' EASEMENT LINE
- SETBACK LINE
- PROPERTY LINE
- SWR SEWER LINE
- W WATER LINE
- EXISTING 2' CONTOURS



EXISTING CONDITIONS PLAN

LOT SIZE: 10,159 SF

Revisions:

Project Information:

Project name:
KEMP RESIDENCE
Project address:
1490 SKYE PKWY
WEST LINN, OR 97068

Issue Information:

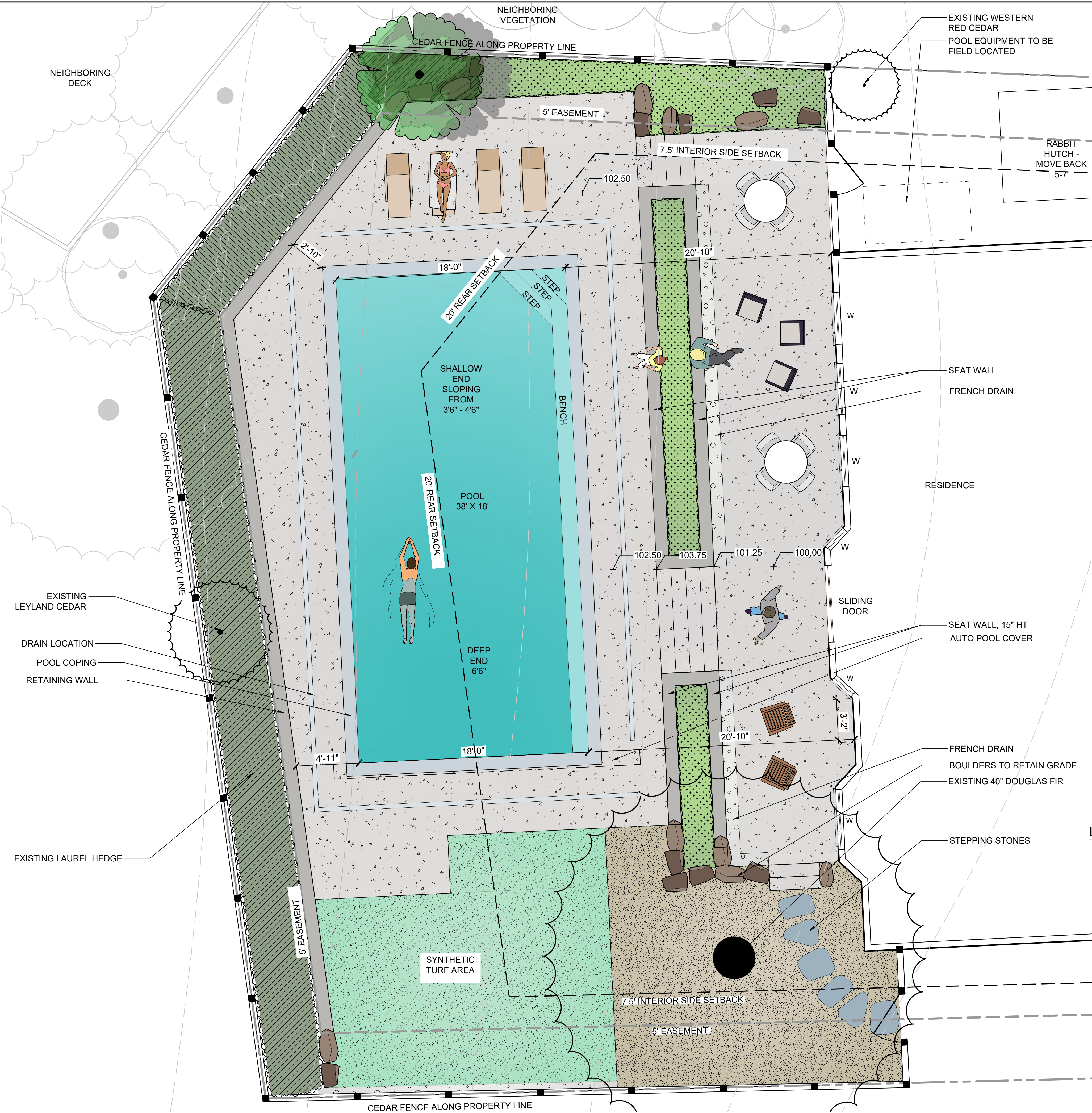
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Sheet title:
LANDSCAPE PLAN

Drawing:

L100



CONCEPT PLANT SCHEDULE

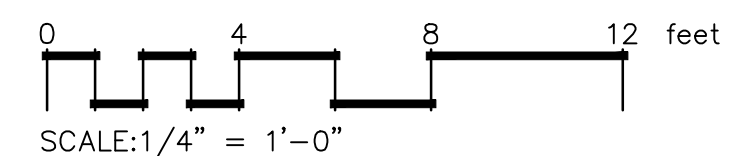
	PROPOSED SMALL SPECIMEN TREE - 10 FT	1
	PLANT BED	210 sf
	HEDGE	60 sf
	GROUND COVER 2	32 sf

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	Stepping Stones	6
	Mulch	366 sf
	Synthetic Turf	419 sf
	1.5" - 3" Diameter River Rock	59 sf
	Retaining Wall - Board-form Concrete	198 lf
	Concrete - Sand Finish	2,356 sf

LANDSCAPE PLAN GENERAL NOTES:

- CONTRACTOR SHALL VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING SITE IMPROVEMENTS, PAVING, WALLS, AND UNDERGROUND UTILITIES. DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT NO ADDITIONAL COST.
- CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE:
 - IF ANY CONFLICTS OR DISCREPANCIES ARE OBSERVED BETWEEN THE LANDSCAPE DRAWINGS, EXISTING CONDITIONS, AND/OR UTILITY LOCATIONS.
 - OF ANY SITE CHANGES THAT MAY BE DAMAGING TO PLANT HEALTH OR CAUSE FUTURE PROBLEMS.
 - IF SPECIFIED MATERIALS OR METHODS ARE NOT CONSISTENT WITH LOCAL CLIMATE AND/OR PRACTICES.
- THE PROPOSED LANDSCAPE IMPROVEMENTS ARE DEPENDENT ON CITY APPROVAL AND PERMITS.



SCHMATIC LANDSCAPE PLAN

Revisions:

Project Information:

KEMP RESIDENCE

Project address:
1490 SKYE PKWY
WEST LINN, OR 97068

Issue Information:



CLEMENT WALSH
LANDSCAPE ARCHITECT, INC.
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Drawn by: Danielle Street
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SITE PLAN

Drawing:

L200

LEGEND

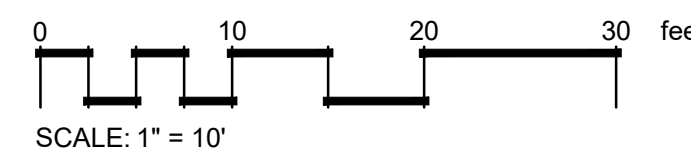
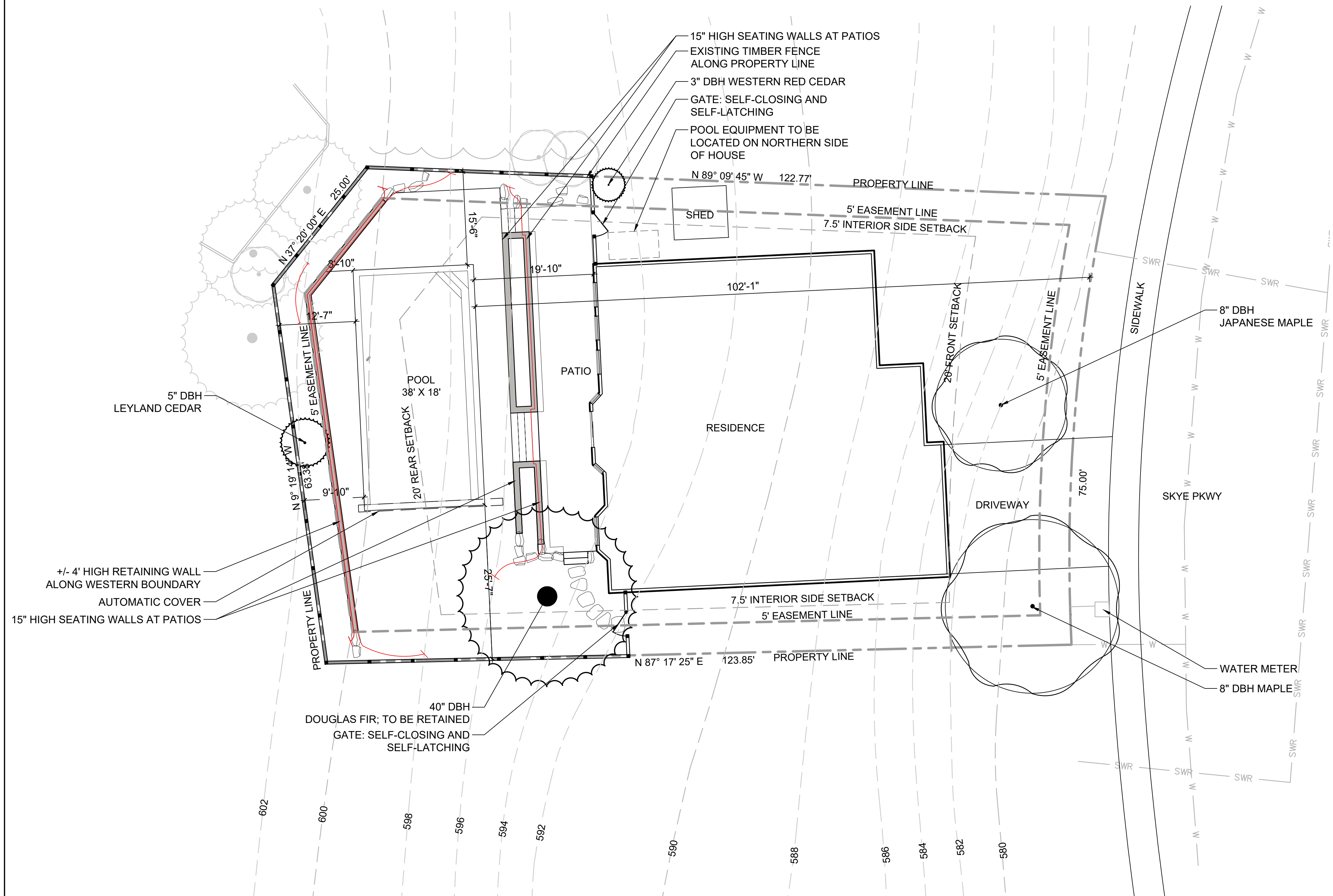
- PROPERTY LINE
- 5' EASEMENT LINE
- SETBACK LINE
- WATER LINE
- SEWER LINE
- EXISTING 2' CONTOURS
- PROPOSED 2' CONTOURS
- PROPOSED RETAINING WALLS

POOL GENERAL NOTES:

1. SWIMMING POOL HAS AN AUTOMATIC COVER THAT COMPLIES WITH ASTM F1346-91 (LATEST EDITION) STANDARD PERFORMANCE SPECIFICATIONS FOR SAFETY COVERS AND LABELING REQUIREMENTS FOR ALL COVERS FOR SWIMMING POOLS, SPAS AND HOT TUBS.
2. POOL BARRIER SHALL CONFORM TO OREGON RESIDENTIAL SPECIALTY CODE (LATEST EDITION) APPENDIX G SECTION AG105 TITLES BARRIER REQUIREMENTS.
3. GATES TO BE SELF-CLOSING AND SELF-LATCHING.

CLASS 2 VARIANCE PRE-APP NOTES

1. THE PROPOSED PLAN INCLUDES A POOL GREATER THAN 500 SQUARE FEET, LOCATED WITHIN THE 20-FOOT REAR SETBACK. THIS DESIGN WAS CHOSEN TO OPTIMIZE THE POOL'S USABILITY AND INTEGRATION INTO THE EXISTING LANDSCAPE WHILE ADDRESSING THE PROPERTY'S SITE CONSTRAINTS.
2. CURRENT SETBACK CODE: THE EXISTING CODE MANDATES A 20-FOOT REAR SETBACK FOR POOL INSTALLATIONS.
3. WE ARE SEEKING A VARIANCE TO HAVE A 741 SF FOOTPRINT OF A POOL PARTIALLY LOCATED WITHIN THE 20' SETBACK. THIS WOULD ALLOW FOR A MORE APPROPRIATE POOL SIZE AND PLACEMENT WITHIN THE SITE CONSTRAINTS.
4. JUSTIFICATION FOR VARIANCE:
 - 4.1. PROXIMITY TO HOUSE: POSITIONING THE POOL WITHIN THE 20-FOOT SETBACK WOULD PLACE IT UNCOMFORTABLY CLOSE TO THE HOUSE, AFFECTING ITS FUNCTIONALITY AND SAFETY.
 - 4.2. SOIL REMOVAL: ADHERING TO THE CURRENT SETBACK WOULD REQUIRE LOWERING THE GRADE WITH SIGNIFICANT SOIL EXCAVATION, INCREASING COSTS AND CAUSING POTENTIAL DISRUPTION.
 - 4.3. TREE PRESERVATION: COMPLYING WITH THE 20-FOOT SETBACK WOULD NECESSITATE REMOVING A LARGE, 40" DBH DOUG FIR TREE DUE TO GRADING.
 - 4.4. POOL SIZE LIMITATIONS: FOLLOWING THE 20-FOOT SETBACK WOULD SIGNIFICANTLY LIMIT THE POOL'S SIZE, REDUCING ITS USABILITY AND VALUE.
 - 4.5. PROPERTY LINE CONSTRAINTS: THE ANGLED PROPERTY LINE AT THE NORTHWEST CORNER RESTRICTS THE AVAILABLE SPACE, MAKING IT CHALLENGING TO PLACE THE POOL WITHIN THE REQUIRED SETBACK WITHOUT COMPROMISING DESIGN AND FUNCTIONALITY.
 - 4.6. AESTHETIC ALIGNMENT: THE PROPOSED DESIGN ORIENTS THE POOL TO BE PARALLEL WITH THE HOUSE IN AN AESTHETICALLY PLEASING MANNER, ENHANCING THE OVERALL VALUE OF THE PROPERTY AND ITS IMPROVEMENTS.
 - 4.7. IN-GROUND POOL CONSIDERATIONS: AS AN IN-GROUND POOL, ITS INSTALLATION WITHIN THE SETBACK AREA IS LESS INTRUSIVE AND VISIBLE COMPARED TO ABOVE-GROUND OPTIONS. THIS PLACEMENT MINIMIZES SIGHT DISTURBANCE TO NEIGHBORS, AS THE POOL'S LEVEL IS FLUSH WITH THE GROUND AND LESS CONSPICUOUS FROM NEIGHBORING PROPERTIES.



SITE PLAN
LOT SIZE: 10,159 SF