



CITY OF
**West
Linn**

PRE-APPLICATION CONFERENCE

Thursday, November 21, 2024

Willamette Room
City Hall
22500 Salamo Rd
West Linn

10:00am: Proposed 3-lot Minor Partition
Applicant: Alec Shah, applicant
Site Locations: 1470 Rosemont Road
Neighborhood Assn: Parker Crest Neighborhood Association
Planner: Aaron Gudelj

Project #: PA-24-20





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 PA-24-20	Conference Date: 11/21/24	Time: 10:00am
Staff Contact: Aaron Gudelj		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: Allan Gregory McKenzie
 Email: Contact Applicant
 Phone #: Contact Applicant
 Address: 1470 Rosemont Road
 West Linn, OR 97068

Address of Subject Property (or tax lot): 1470 Rosemont Road

Applicant Information

Name: Alec Shah
 Email: alec@shahsolutions.com
 Phone #: 971-678-1952
 Address: 18531 S. Upper Highland Road
 Beavercreek, OR 97004

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: Alexander Shah

DATE: 10/28/2024

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: Allen Gregory McKenzie
CA89ACF350B249E...

DATE: 10/24/2024

DATE: October 28, 2024

PROPERTY

OWNER: A. Gregory McKenzie
1470 Rosemont Road
West Linn, OR 97068

**CIVIL ENGINEER,
PLANNING &
SURVEYOR:**

Emerio Design, LLC
Attn: Jennifer Arnold
1500 Valley River Drive, Suite 100
Eugene, OR 97401
(503) 746-8812
jarnold@emeriodesign.com

REQUEST: Pre-Application Meeting for 3-lot partition

ZONING: Residential – R-10

SIZE: 1.23 Acres

LEGAL DESCRIPTION: Tax Map 21E25CA, Tax Lot 1500

Site/Project Information:

The subject site is approximately 1.23 acres in size and is generally rectangular in shape. The site is currently developed with a single-family home. The property is primarily vegetated with grass but has a mix of landscaping trees and shrubs. The applicant proposes a 3-lot partition with the potential to return for middle housing in the future.

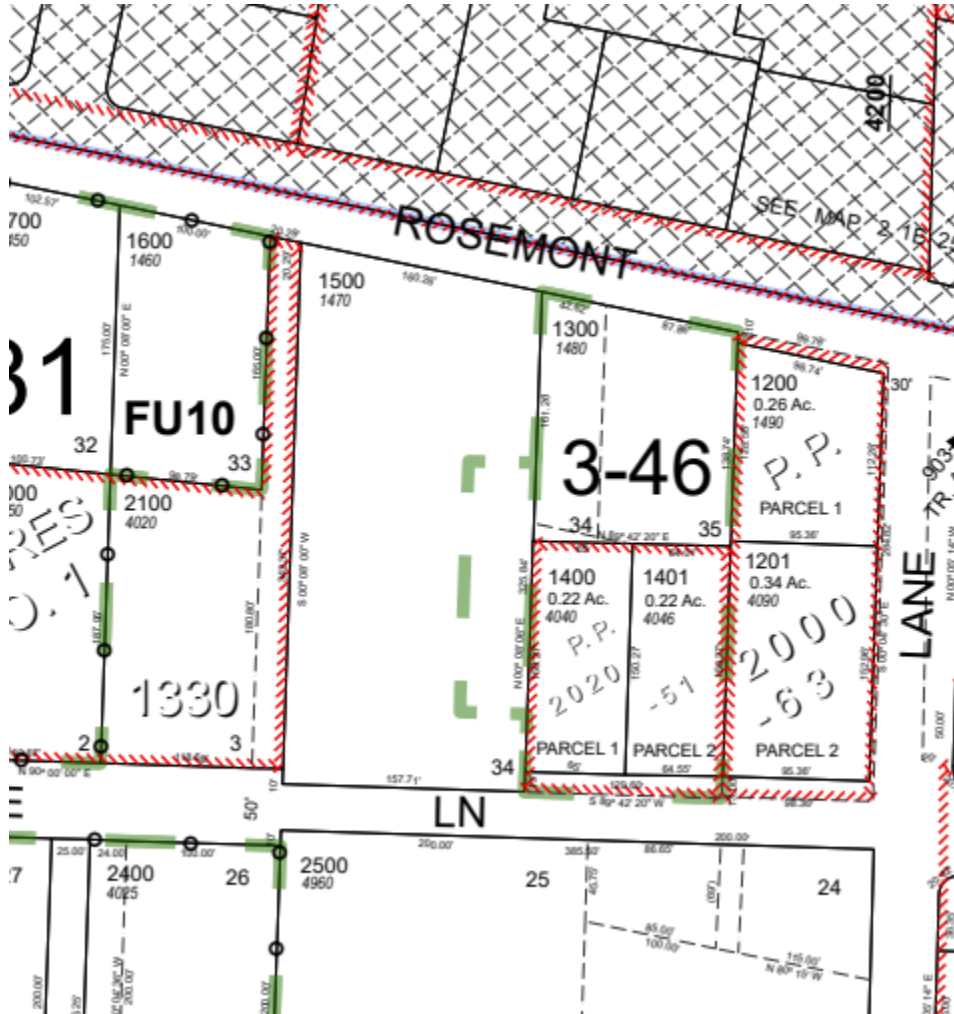
Questions:

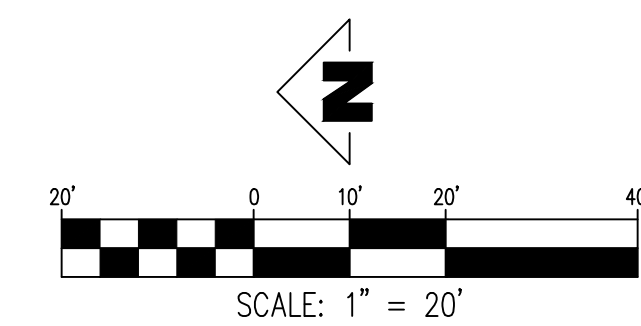
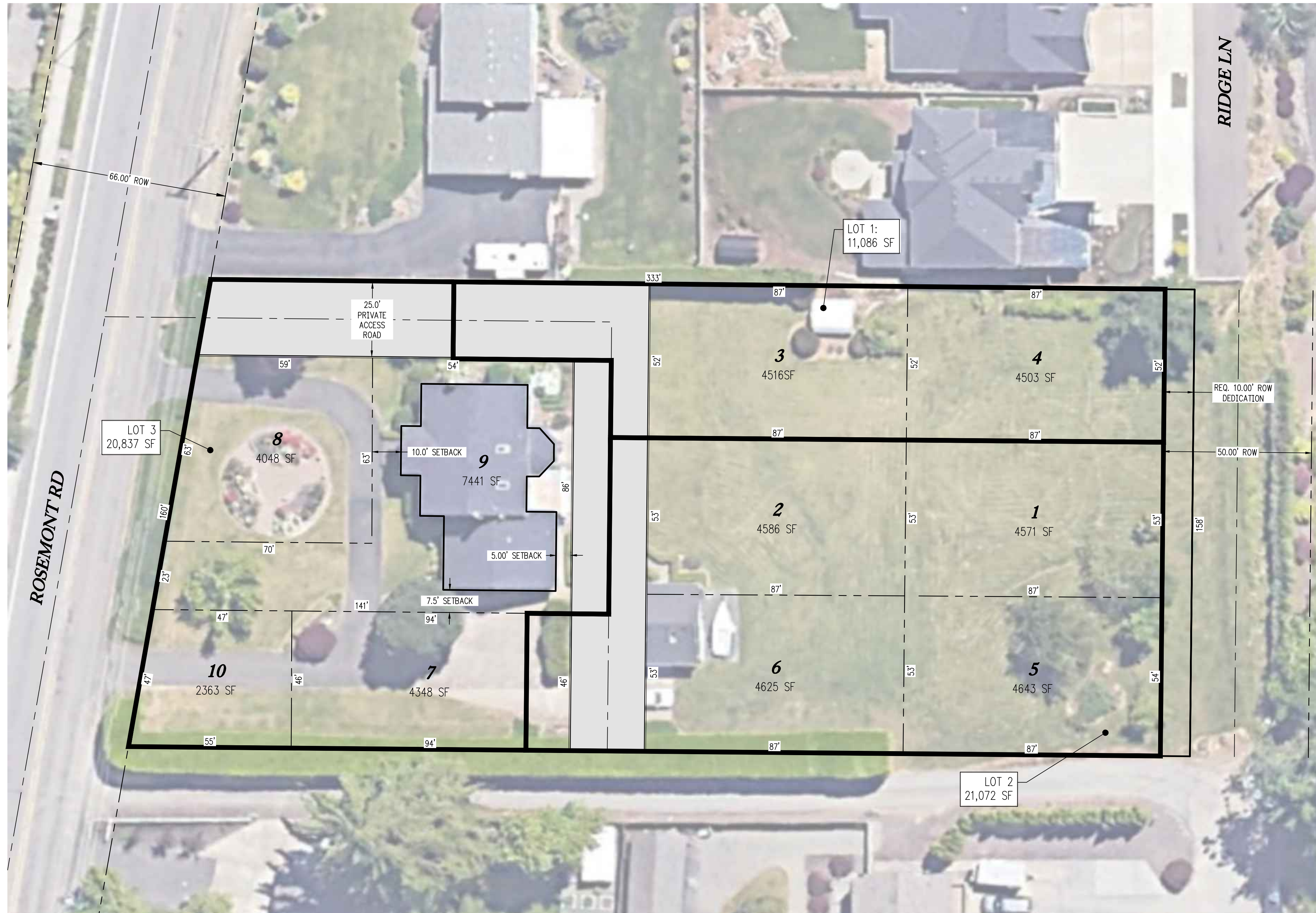
- How much right-of-way dedication, if any, will be required for Rosemont?
- Will the city require the overhead powerlines along Rosemont to be placed underground?
- What type of frontage improvements will be required?
- Is a TVFR service provider letter the only one required or are there others?

Vicinity Map



Tax Map





1470 ROSEMONT RD
 TAXLOT 21E25CA01500
 CLACKAMAS COUNTY
 WEST LINN, OREGON 97068

**COTTAGE CLUSTER
 CONCEPT 1**

REVISIONS	
NO.	DATE

EMERIO
 ENGINEERING • SURVEYING • DESIGN
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 EUGENE, OREGON 97401
 TEL: (603) 746-8812
 FAX: (603) 639-6562
 www.emeriodesign.com

FILE: P:\2462-001 Rosemont Middle Housing.dwg | Plot: 2462-001_Concept3_Layout 2, Plot Date: 10/24/2024 11:21 AM, by: Cameron Johnson