



CITY OF
**West
Linn**

PRE-APPLICATION CONFERENCE

Thursday, May 15, 2025

Willamette Room
City Hall
22500 Salamo Rd

1:00 pm: **Proposed 13-Lot Subdivision and Water Resource Area Permit**
Applicant: **Phil Gentemann**
Property Address: **2175 & 2200 Mountain View Court**
Neighborhood Assn: **Marylhurst Neighborhood Association**
Planner: **Chris Myers** Project #: **PA-25-05**



Pre-Application Conference Request

For Staff to Complete:		
PA 25-05	Conference Date: 5/15/25	Time: 1:00pm
Staff Contact:		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: KAO Robert Trustee
 Email:
 Phone #:
 Address: 2200 Mountain View Ct. West Linn, OR 97068

Applicant Information

Name: Phil Gentemann
 Email: phil@centurionhomes.net
 Phone #: 503-620-2287
 Address: 7128 SW Gonzaga Street
 Portland, OR 97223

Address of Subject Property (or tax lot): 2175 Mountain View Ct.
 Clackamas County Assessor's Map No 2-1e-14CD, Tax Lots 101 & 102

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: *Tom G*

DATE: Feb 3, 2025

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: *Robert K*

DATE: 3 Feb 2025



DATE: April 18, 2025

APPLICANT: Phil Gentemann
7128 SW Gonzaga Street
Portland, Oregon 97223
(503) 620-2287
phil@centurionhomes.net

**CIVIL ENGINEER
& PLANNER:** 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 13-lot subdivision for detached single dwelling units
ZONING: Residential, R-10
SIZE: 5.89 Acres
LEGAL DESCRIPTION: Tax Map 21e14CD, Tax Lots 101 & 102

Background Information:

The subject site is approximately 5.89 acres in size and there is an existing detached single dwelling. It will be removed with development of the property. The proposed subdivision will extend Mountain View Court and provide a vehicle turnaround area. Additionally, an open space tract will be created for a water resource area on the subject property. The property is privately owned by a trust.

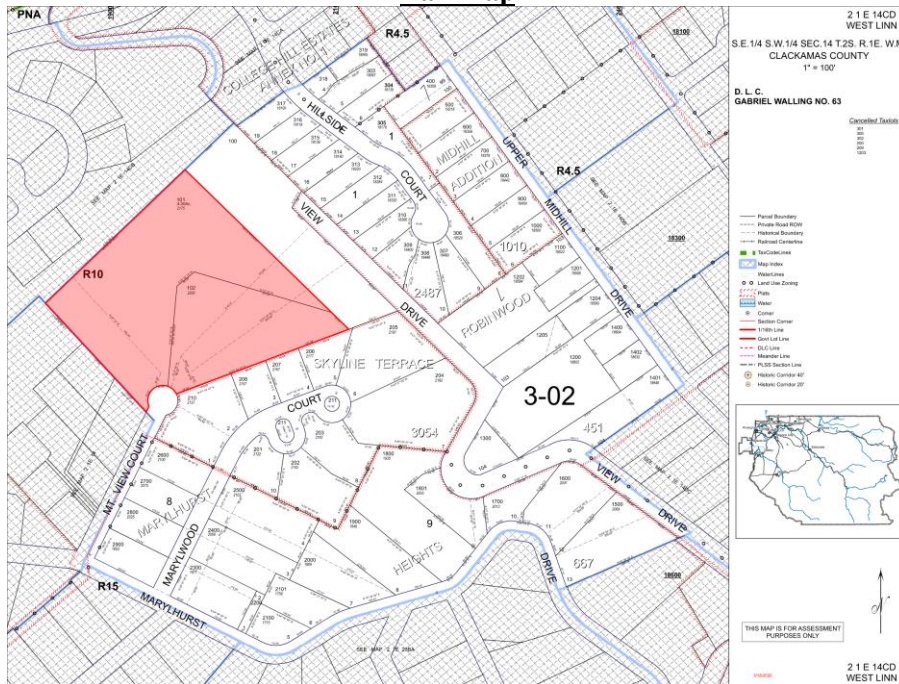
The subject site has an underlying zoning district of Residential, R-10 and will be developed utilizing the requirements of the R-10 zoning district.

Questions:

- Do nearby utilities have sufficient capacity for the proposed development?
- Presently, the plan sheet proposes to vacate portions of the existing Mountain View Court cul-de-sac. Is this vacation necessary or can the street be continued regardless of the shape of existing right-of-way?
- Are there options for constrained street sections? Due to the limited connectivity and steep slopes a reduced street would be preferred.
- Can a stormwater line be directed from the water quality facility down slope to the existing stormwater main within the adjacent City owned open space tract?
- Will additional fire turnarounds be required?
- Can the City approve two different stormwater solutions for one project (example, using a WQF for a portion and on-lot planters for the rest)?
- If proposing a phased subdivision, would each phase need to function independently, or could utility features serve both phases?

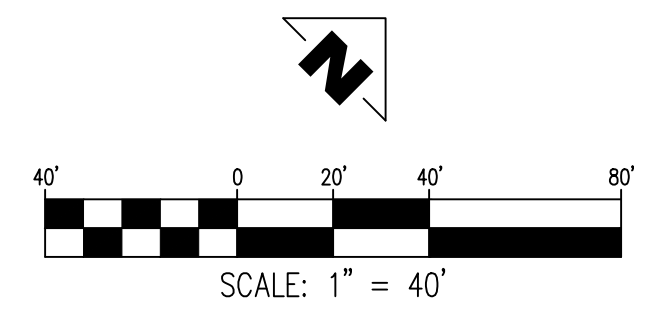


Tax Map



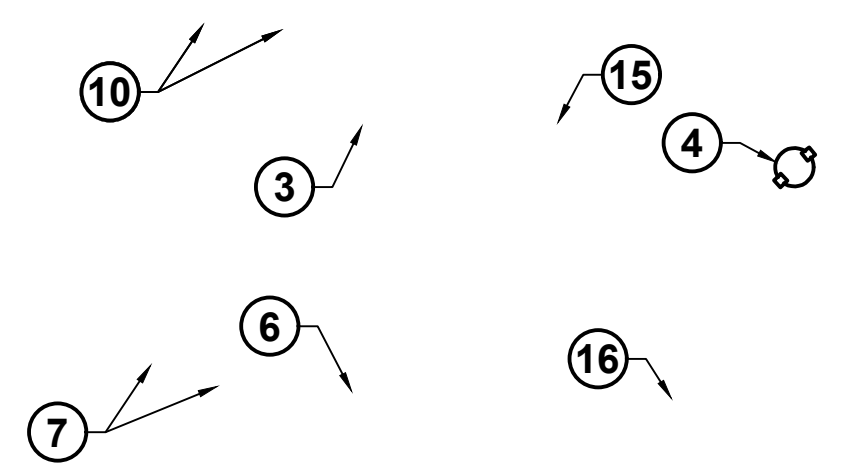
TREE INDEX			
TREE #	SPECIES	DBH*	REMOVE
01	WOAK	40	REMOVE
02	MAPLE	31	REMOVE
03	PINE	6	REMOVE
04	FIR	32	REMOVE
05	FIR	26	REMOVE
06	FIR	30	REMOVE
07	FIR	30	REMOVE
08	WALNUT	10	RETAIN
09	RED OAK	25	RETAIN
10	ASH	16	REMOVE
11	ASH	10	REMOVE
12	ASH	33	REMOVE
13	ASH	30	REMOVE
14	ASH	30	REMOVE
15	HAWTHORN	CLUSTR	REMOVE
16	ASH	30	REMOVE
17	ASH	28	REMOVE
18	ASH	34	REMOVE
19	ASH	24	REMOVE
20	ASH	12	REMOVE
21	ASH	12	REMOVE
22	ASH	50	REMOVE
23	ASH	18	REMOVE
24	ASH	36	REMOVE
25	HAWTHORN	CLUSTR	REMOVE
26	HAWTHORN	CLUSTR	REMOVE

DBH* DIAMETER AT BREAST HEIGHT, INCHES.



EXISTING CONDITIONS, DEMOLITION, AND TREE REMOVAL PLAN

SCALE: 1" = 100'



LEGEND

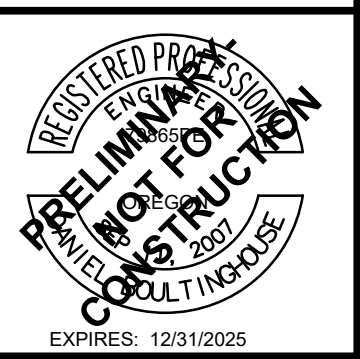
- TREE PROTECTION FENCING
- CONIFEROUS TREE
- DECIDUOUS TREE
- TREE PROPOSED FOR REMOVAL

**CENTURION PARK PLACE
ESTATES**
2S1E14CD, TL 101&102
CITY OF WEST LINN, OREGON
CLACKAMAS COUNTY

**EXISTING CONDITIONS &
DEMOLITION PLAN**

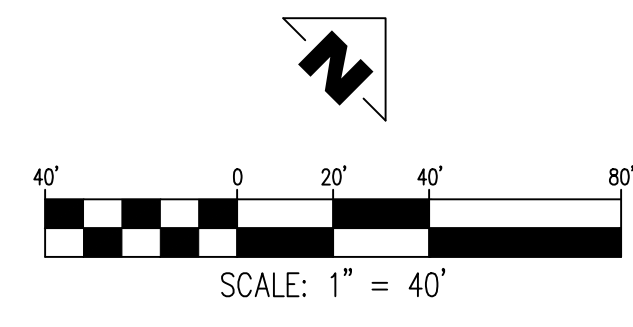
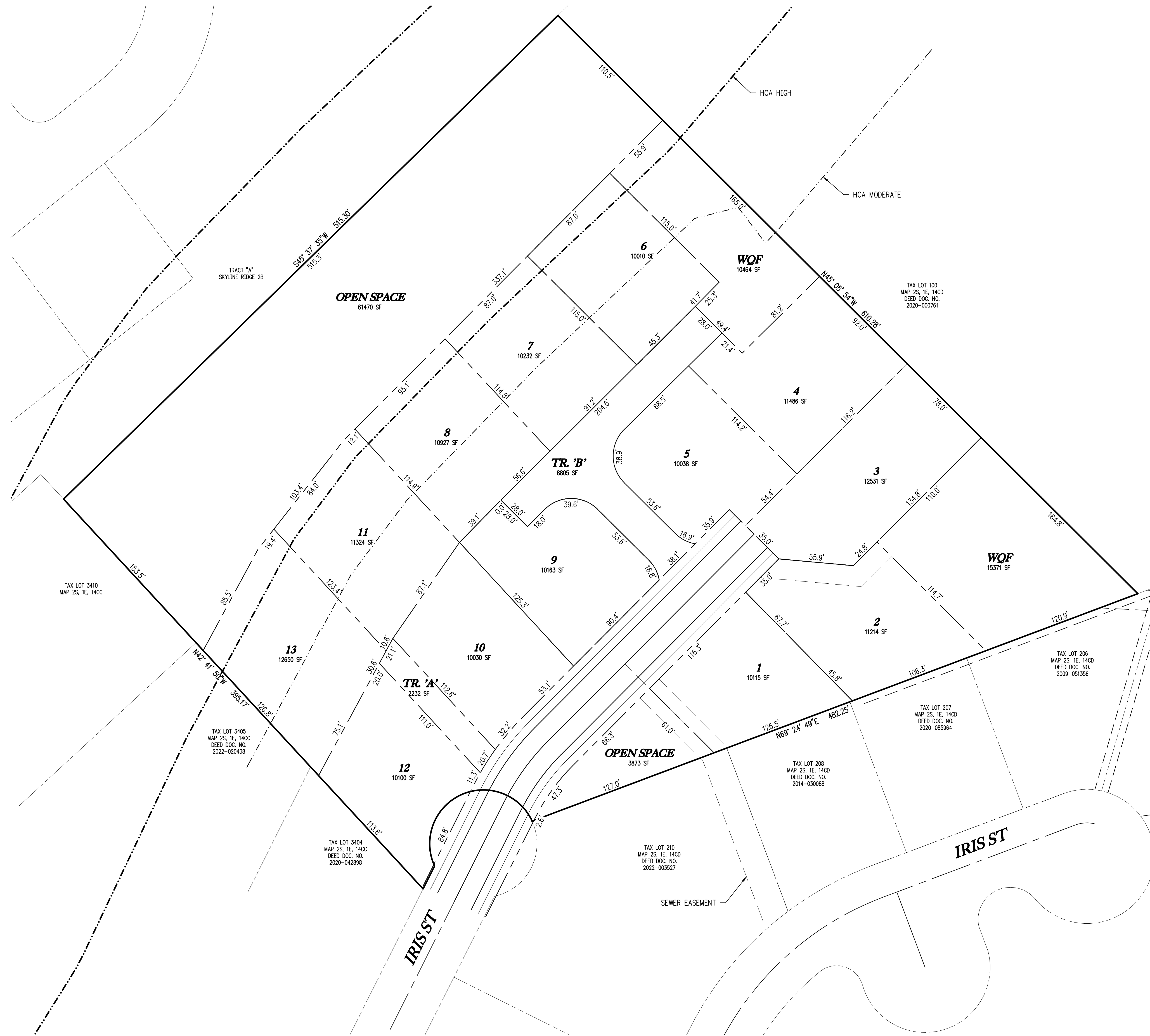
REVISIONS	
NO.	DESCRIPTION

EMERIO
ENGINEERING • SURVEYING • DESIGN
1500 VALLEY RIVER DRIVE, SUITE 100
EUGENE, OREGON 97401
TEL: (503) 746-8812
FAX: (503) 639-8592
www.emeriodesign.com



SHEET
05
OF
47

FILE: P:\2512-001 Centurion Park Place Estates\dwg\plan\2512-001_02.dwg, Layout: 05 EXISTING CONDITIONS & DEMOLITION PLAN, Plot Date: 4/17/2025 12:58 PM, by: Daniel Boutinhouse



TENTATIVE PLAT
SCALE: 1" = 40'

TENTATIVE PLAT

NO.	DATE	DESCRIPTION

EMERIO
ENGINEERING • SURVEYING • DESIGN
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SHEET
03
OF
09

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CLACKAMAS COUNTY