



CITY OF
**West
Linn**

PRE-APPLICATION CONFERENCE

Thursday, March 6, 2025

Willamette Room
City Hall
22500 Salamo Rd

9:00 am: **Proposed 14-Lot Subdivision and Water Resource Area Permit**
Applicant: **Phil Gentemann**
Property Address: **2175 & 2200 Mountain View Court**
Neighborhood Assn: **Marylhurst Neighborhood Association**
Planner: **TBD** Project #: **PA-25-05**



Pre-Application Conference Request

For Staff to Complete:			
PA PA-25-05	Conference Date: 03/06/25	Time: 9:00am	
Staff Contact: tbd		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: 

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: 

DATE: 3 Feb 2025

DATE: February 11, 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 14-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 an accompanying hammerhead turnaround. 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.

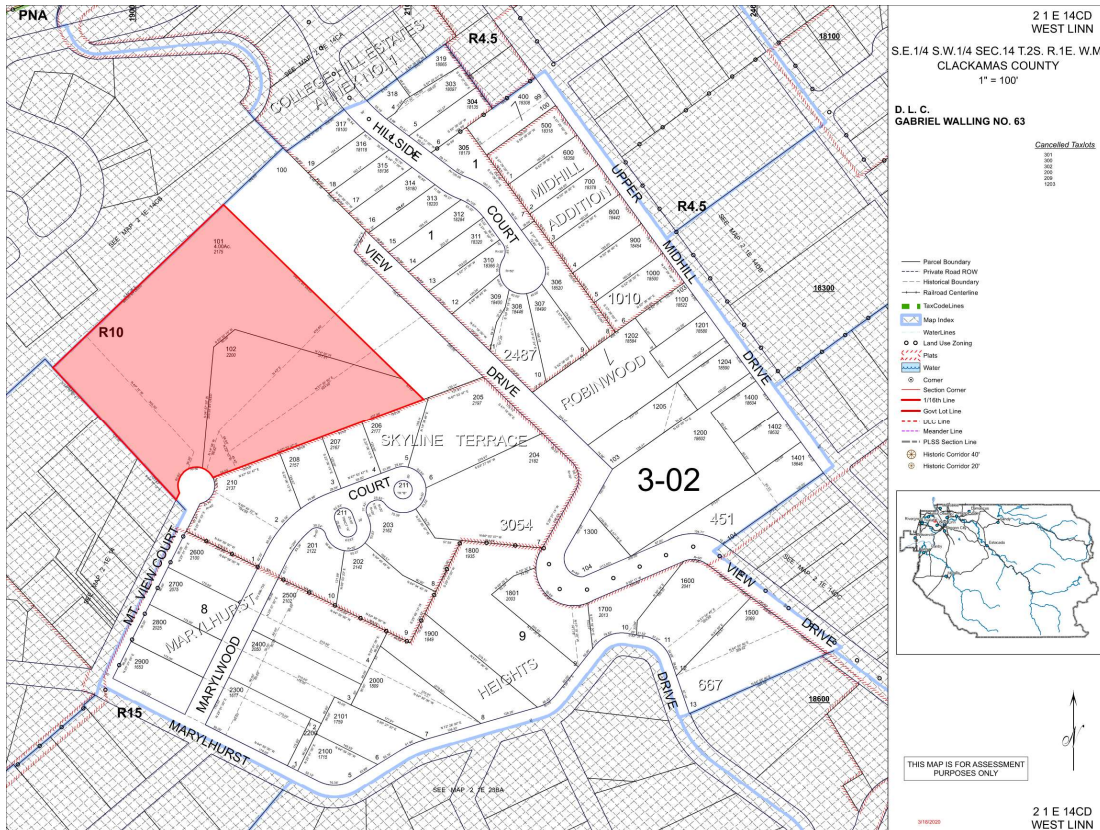
Questions:

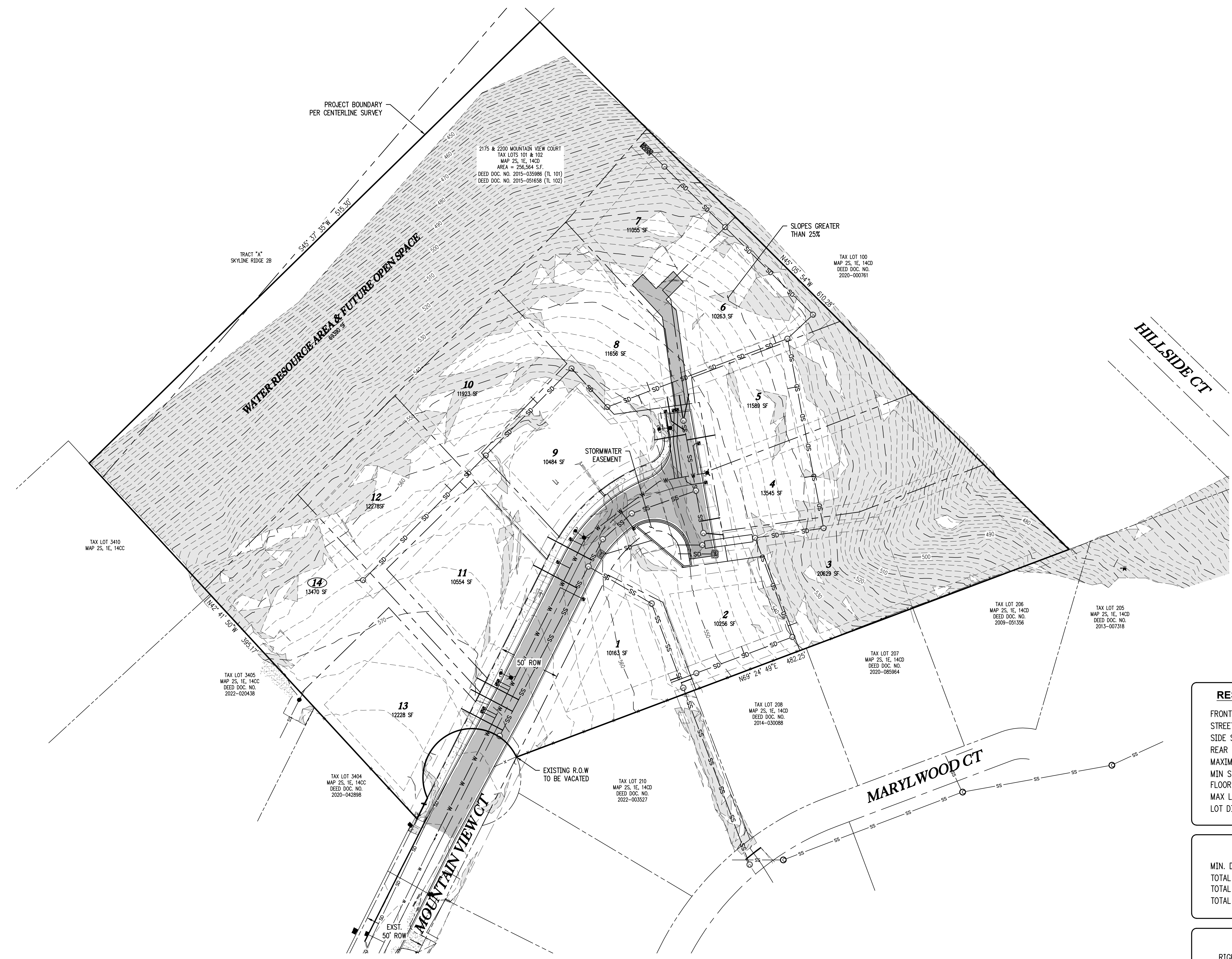
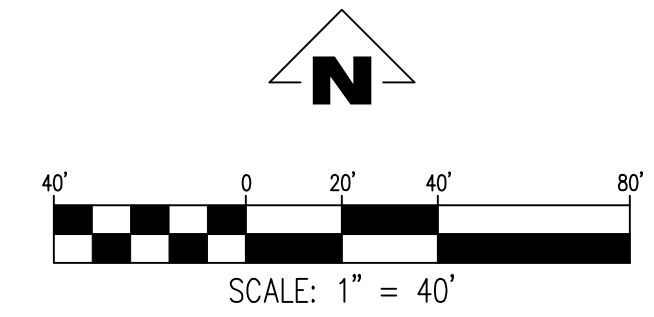
- Does staff have any recommendations for sanitary sewer and stormwater system routing?
- Do nearby utilities have sufficient capacity for the proposed development?
- Presently, the plan sheet proposes to vacate portions of the existing Mountain View Court cul-de-sac. Is this vacation necessary or can 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.

VICINITY MAP



Tax Map





PRE-APPLICATION SITE PLAN
SCALE: 1" = 40'

RESIDENTIAL SINGLE FAMILY (R-10)	
FRONT:	20'
STREET SIDE SETBACK:	15'
SIDE SETBACK:	7.5'
REAR SETBACK:	20'
MAXIMUM BUILDING HEIGHT:	35'
MIN STREET FRONTAGE:	35'
FLOOR TO AREA RATIO:	45%
MAX LOT COVERAGE:	35'
LOT DIMENSION AVERAGE:	50' X 90'

DENSITY CALCULATIONS	
MIN. DENSITY FOR R10	= 1 UNIT PER 10,000 SF
TOTAL LOT AREA	= 170,094 SF (3.90 AC)
TOTAL LOT COUNT	= 14 UNITS
TOTAL DENSITY	= 3.59 UNITS/AC

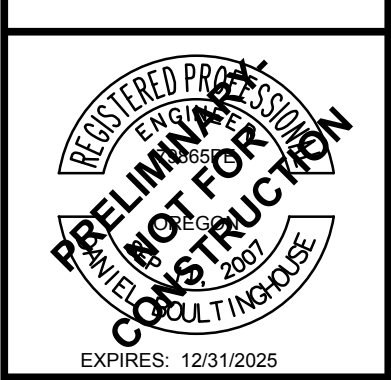
SITE AREAS	
RIGHT-OF-WAY:	21,157 SF (0.49 AC)
STORMWATER EASEMENT:	398 SF (0.01 AC)
WQF:	170,094 SF (3.90 AC)
TOTAL AREA:	191,694 SF (4.40 AC)

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

**PRE-APPLICATION SITE
PLAN**

NO.	DATE	DESCRIPTION

EMERIO
ENGINEERING • SURVEYING • DESIGN
1500 VALLEY RIVER CURVE, SUITE 100
EUGENE, OREGON 97401
TEL: (603) 746-8812
FAX: (603) 639-6592
www.emeriodesign.com



FILE: P:\2512-001_Centurion Park Place Estates\dwg\plan\Exhibits\2512-001_PrepApp_SitePlan_Layout_01 PRE-APPLICATION SITE PLAN, Plot Date: 2/10/2025 5:20 PM, by: Cameron Johnson