



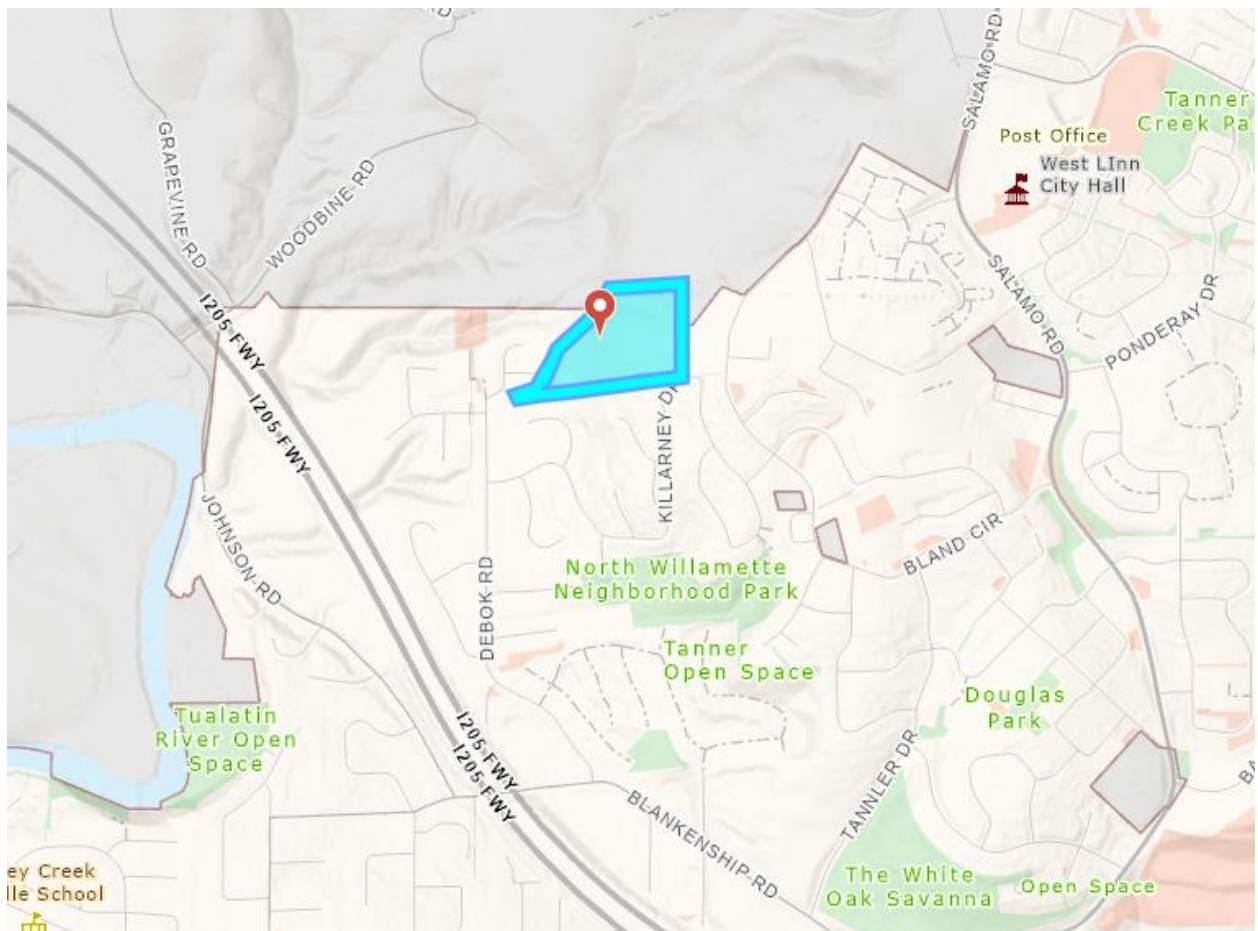
CITY OF
**West
Linn**

PRE-APPLICATION CONFERENCE

Thursday April 3, 2025

**Willamette Room
City Hall
22500 Salamo Rd**

11:00 am: Proposed Annexation of an 11-acre property
Applicant: Mark Stevens
Property Address: Wisteria Road Tax Lot 21E26C 00901
Neighborhood Assn: Adjacent Neighborhood Associations: Savanna Oaks and Willamette
Planner: TBA Project #: PA-25-10





Pre-Application Conference Request

For Staff to Complete:		
PA 25-10	Conference Date: 4/3/25	Time: 11:00AM
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: Mark Stevens Sandpiper Quintet LLC
 Email: markstevensarchitect@gmail.com
 Phone #: 503-444-0170
 Address: 19155 NE Herring Lane
 Newberg, OR 97132
 Address of Subject Property (or tax lot):

Applicant Information

Name: Marc Willets-Del Boca Vista LLC
 Email: marc.wa.willetscompany.com
 Phone #: 503 560-7800
 Address: 111 N. College St
 Newberg OR 97132

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: DEL BOCA VISTA LLC DATE: 3/4/25

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: 3/4/25

Mark Stevens, Member Manager, Sandpiper Quintet, LLC



DATE: March 6, 2025

APPLICANT: Mark Stevens
Sandpiper Quintet, LLC
19155 NE Herring Lane
Newberg, Oregon 97132
(503) 444-0176
markstevensarchitect@gmail.com

**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 the annexation of a property abutting city limits and within the urban growth boundary.

ZONING: Currently, FU-10; Proposed R-10

SIZE: 11.33 Acres

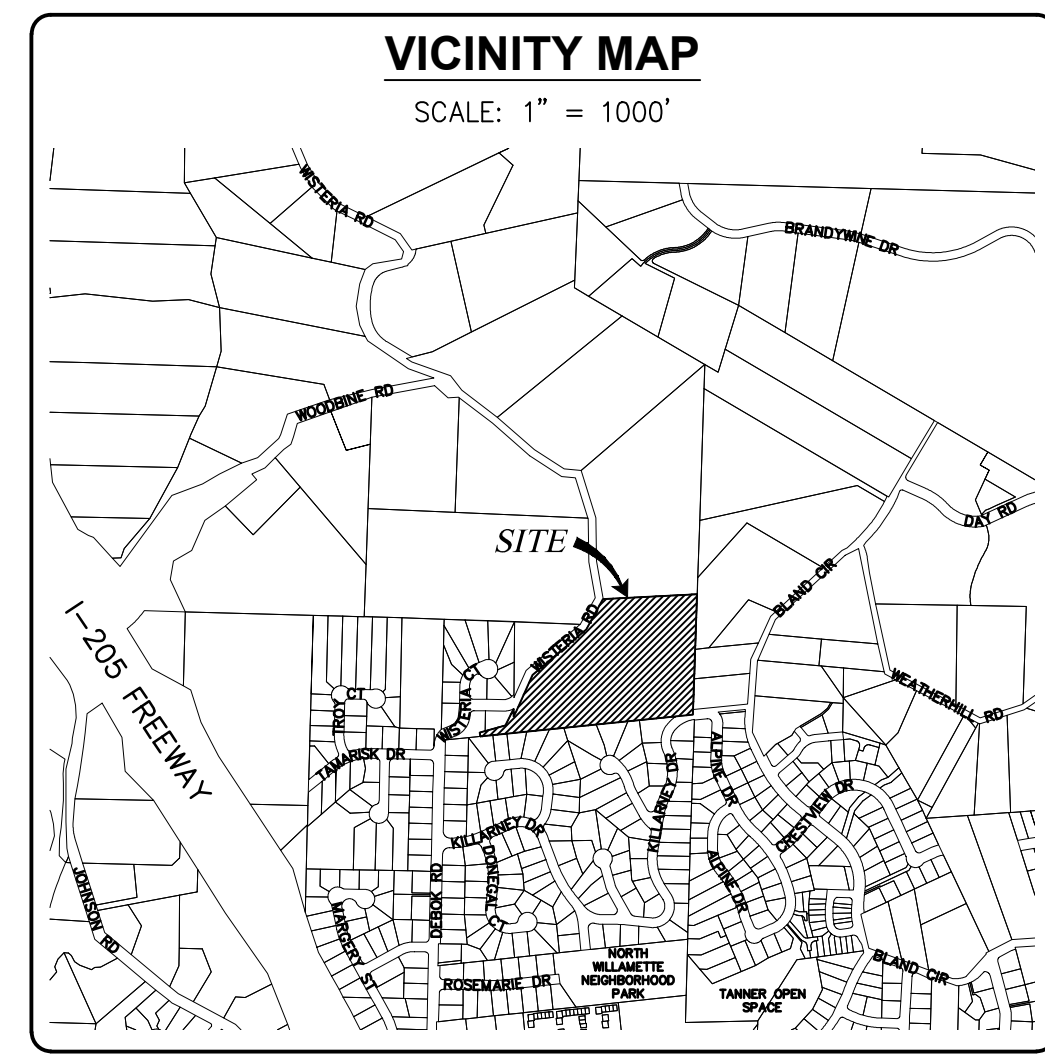
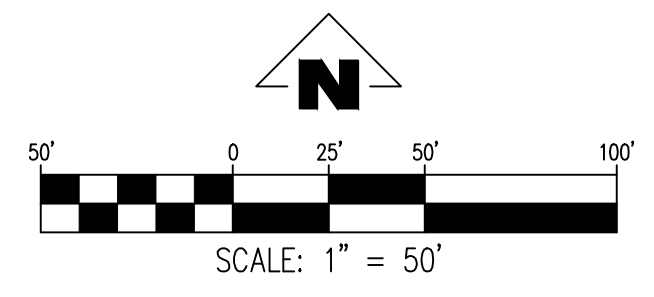
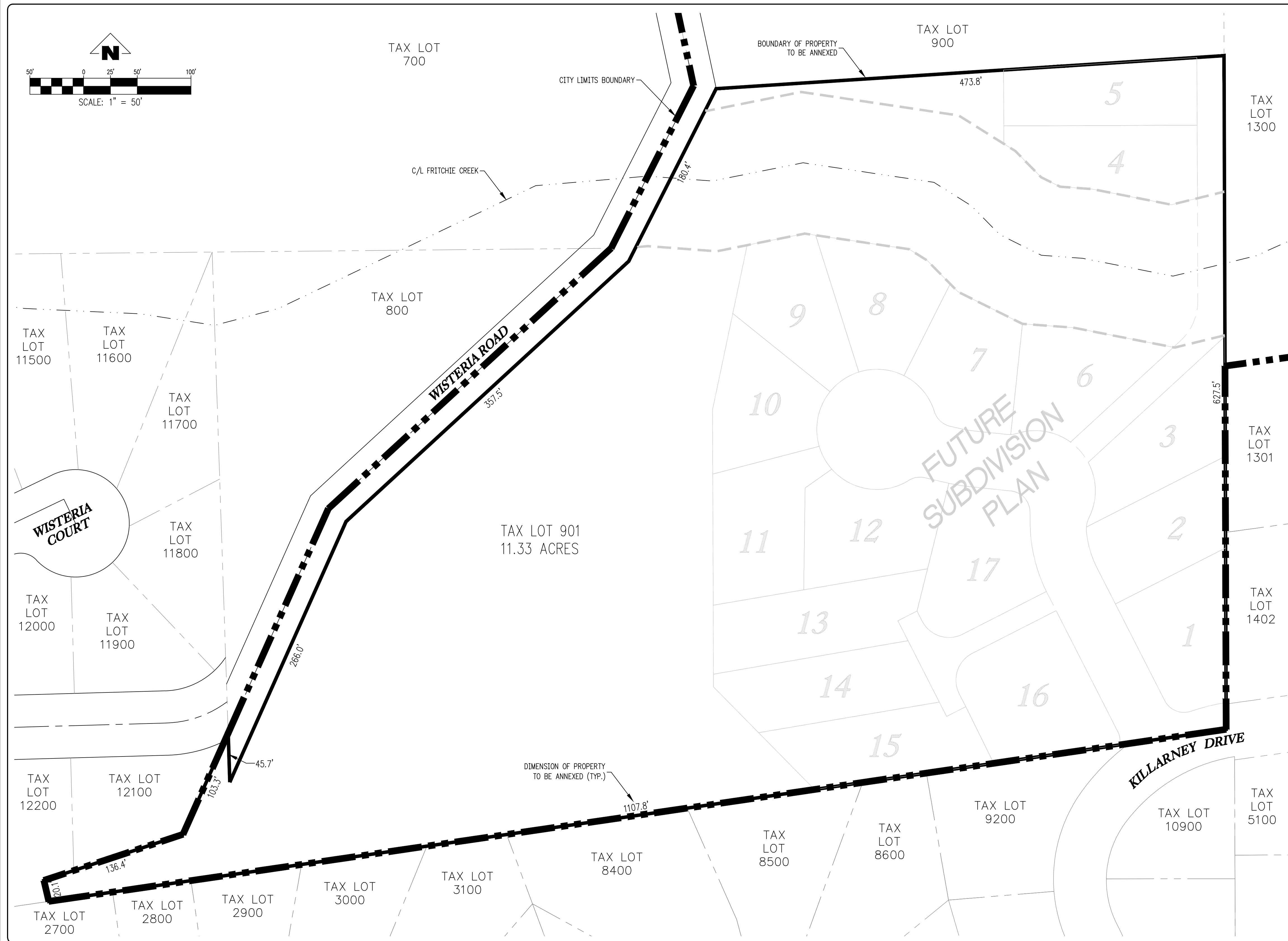
LEGAL DESCRIPTION: Tax Map 2-1e-26C, Tax Lot 901

Background Information:

The subject property is approximately 11.33 acres in size with frontage on Killarney Drive and Wisteria Road. It is under Clackamas County's jurisdiction but is located within the urban growth boundary and abuts city limits on its south and east property lines. West Linn's Comprehensive Plan has designated the property Low Density Residential. The applicant is proposing that the subject property is zoned R-10. This zoning reflects the surrounding area which is also zoned R-10.

ANNEXATION

TAX LOT 0901
S.W. 1/4 SECTION 26 T.2S. R.1E. W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON



LEGEND

- BOUNDARY LINE
- - - ADJACENT/ADJOINING LOT LINE
- - - - CITY LIMITS BOUNDARY
- · - · - CREEK CENTER LINE

SITE DATA

SITE AREA:	11.33 AC
CURRENT ZONING:	FU-10
TAXLOT:	0901
TAXMAP:	2S 1E 26C
NO OF LOTS:	1

PROJECT CONTACTS

APPLICANT:
MARK STEVENS, ARCHITECT
SANDPIPER QUINTET LLC
19155 NE HERRING LANE
NEWBERG, OR 97132
P) 503.444.0176
E) markstevensarchitect@gmail.com

CIVIL ENGINEER:
EMERIO DESIGN
1500 VALLEY RIVER DRIVE, SUITE 100
EUGENE, OREGON 97401
CONTACT: KEELAN SMITH
503-746-8812

PAPER SCALE NOTE

THESE PLANS ARE FULL SIZED ON 22"x34" PAPER, IF 11"x17", SCALE ACCORDINGLY.

SITE MAP
SCALE: 1" = 50'

ANNEXATION
TAX MAP 2S 1E 26C
TAX LOT 0901
CITY OF WEST LINN
CLACKAMAS COUNTY, OREGON

COVER SHEET

EMERIO
ENGINEERING • SURVEYING • DESIGN
1500 VALLEY RIVER DRIVE, SUITE 100
EUGENE, OREGON 97401
TEL: (503) 746-8812
FAX: (503) 639-9592
www.emeriodesign.com



EXPIRES: 12/31/2025

FILE: P:\2556-001 Sandpiper Development\dwg\plan\2556-001_01_Annexation_Layout_01 COVER_Plot Date: 2/27/2025 4:27 PM, by: Ariene Vasquez