



CITY OF  
**West  
Linn**

## PRE-APPLICATION CONFERENCE

**Thursday May 1, 2025**

**Willamette Room  
City Hall  
22500 Salamo Rd**

11:00 am: Proposed Annexation for an 1.4-acre property  
Applicant: Jeff Vanderdasson,  
Property Address: Tax Lot 21E25CC00300 near Parker Road  
Neighborhood Assn: Parker Crest  
Planner: TBA

Project #: PA-25-11





**CITY OF**  
**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:

<b>PA</b> 25-11	<b>Conference Date:</b> 5/1/25	<b>Time:</b> 9:00am
<b>Staff Contact:</b>		<b>Fee:</b> \$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:** Gary Randall  
**Email:**  
**Phone #:**  
**Address:** 4201 W Bolton Road  
Eagle, ID 83616

**Address of Subject Property (or tax lot):** 21E25CC00300

### Applicant Information

**Name:** Rob Matthews, Blue Palouse Properties  
**Email:** robm@bluepalouse.com  
**Phone #:** 503-936-3212  
**Address:** 333 S. State Street, Suite V452  
Lake Oswego, OR 97034

### 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:**

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:**

*Gary T Randall*

**DATE:** 3/28/2025 | 4:45:24 PM PDT

**Date:** 3/31/25  
**To:** City of west Linn – Planning Dept  
**From:** Jeff Vanderdasson, PE  
**Subject:** Parker Road Annexation & Subdivision  
Preapplication Narrative & Questions



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We are requesting a pre-application conference to discuss an annexation and subdivision application for the unaddressed property identified as 21E25CC00300.

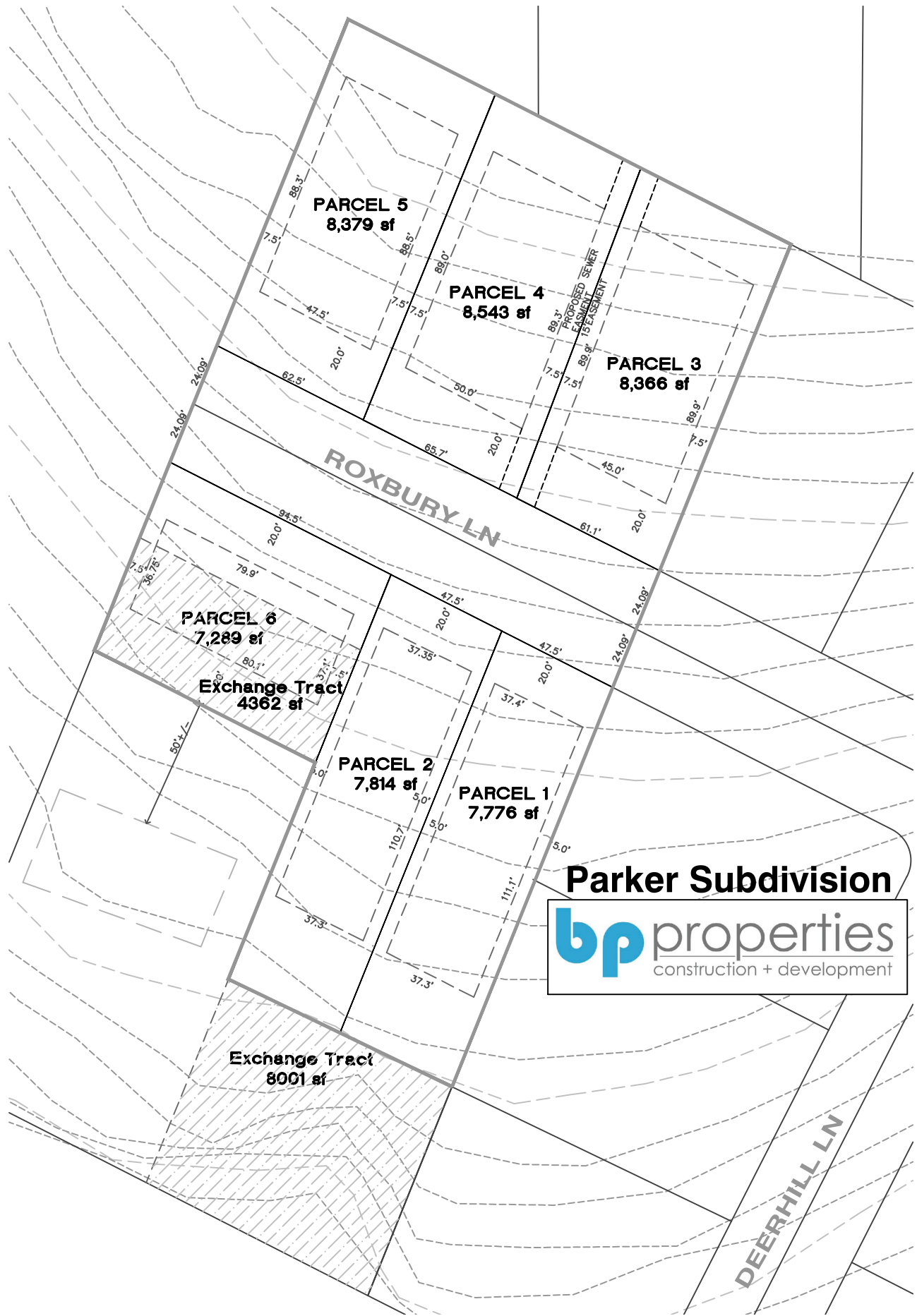
The attached site plan shows property lines that are based on a proposed Clackamas County property line adjustment that will occur on the subject property prior to annexation. The applicant is requesting annexation with a zoning designation of R-7 applied to the property. R-7 zoning matches the existing zoning of adjacent properties to the west and properties to the east. A 6-lot subdivision is proposed with the intent of constructing single family detached residential homes.

Existing utilities are adjacent to the property and will serve the proposed subdivision. The existing stormwater facility that serves the Knollcrest Subdivision to the east has the capacity to treat and detain the proposed impervious areas from the street extension and four of the homes. A storm line will be extended north from Roxbury Lane to serve upstream properties.

Please review the attached site plan and address the following questions:

- 1.) Describe the annexation & subdivision process and the steps to process concurrently.
- 2.) Discuss required sewer extensions to upstream properties.
- 3.) Confirm the required street section for Roxbury Drive.

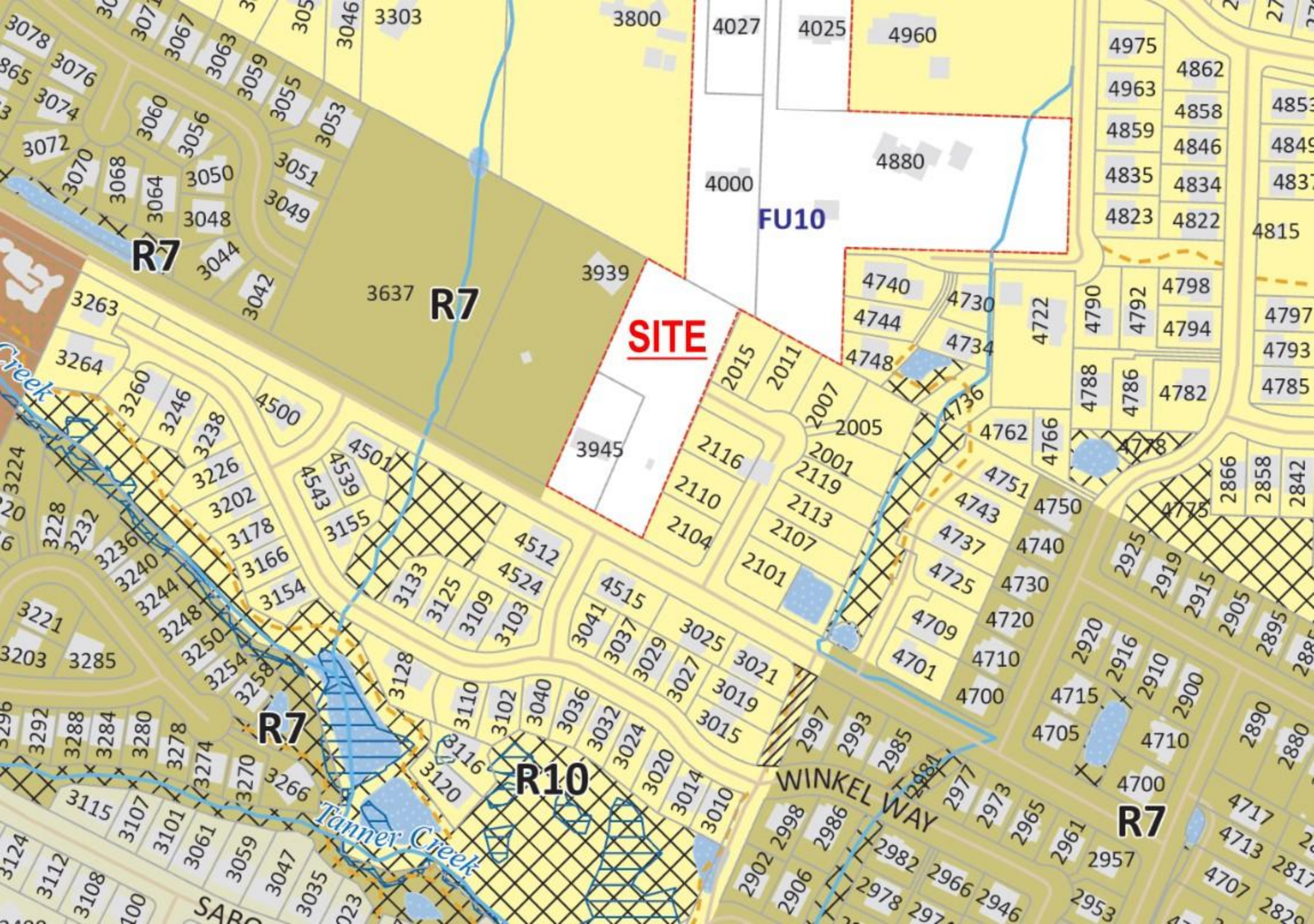




## Parker Subdivision







**SITE**

**R7**

**R7**

**FU10**

**R7**

**R10**

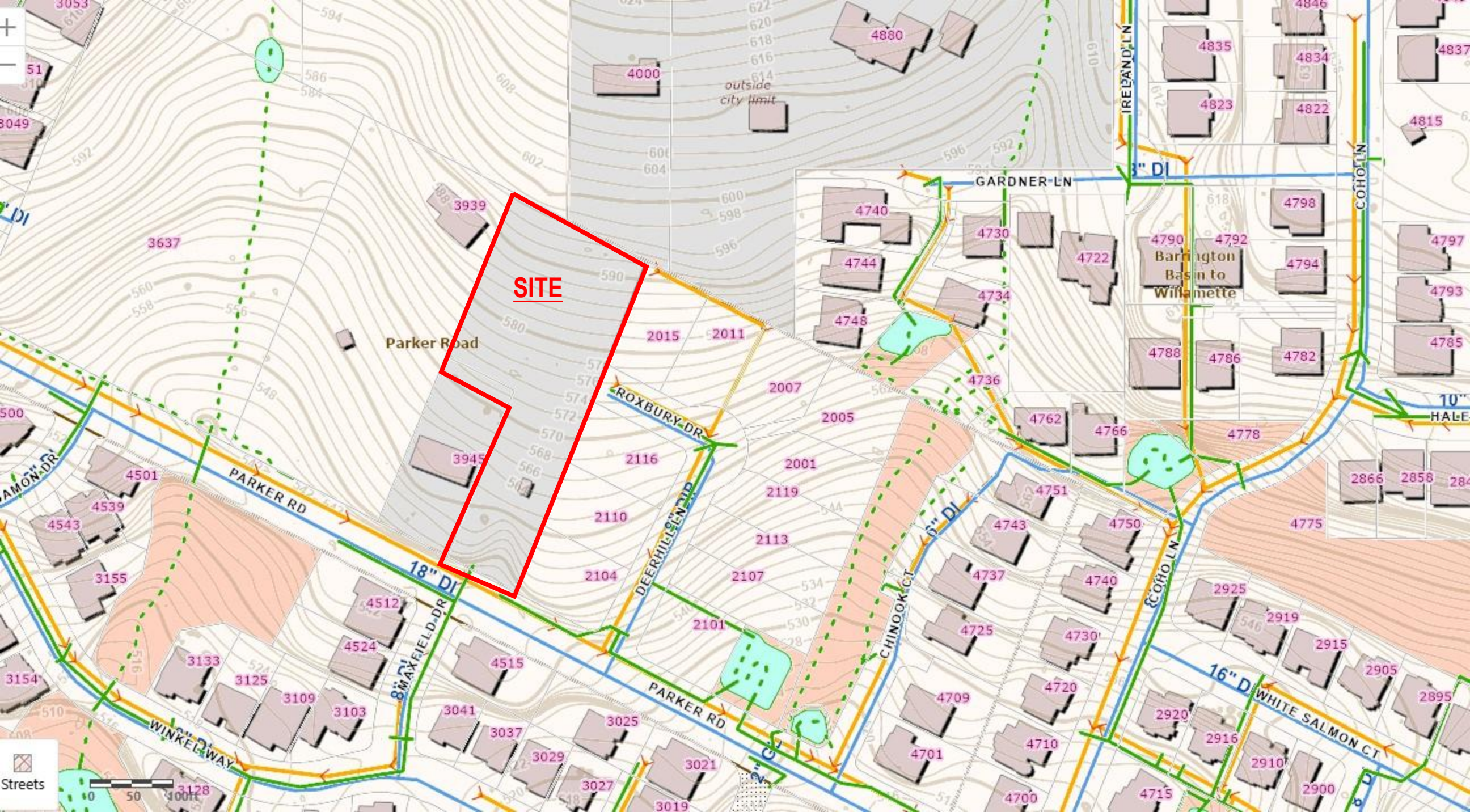
**R7**

**WINKEL WAY**

**Tanner Creek**

**SABO**





**SITE**

Parker Road

GARDNER LN

18" DI

IRELAND LN

COHO LN

ROXBURY DR

DEERHILL LN

CHINOOK CT

COHO LN

16" DI WHITE SALMON CT

PARKER RD

8" DI MAXFIELD DR

PARKER RD

WINKEL WAY

Streets

0 50 100ft

outside city limit

Barrington Basin to Wilamette