



PRE-APPLICATION CONFERENCE

Thursday October 16, 2025

Willamette Room
City Hall
22500 Salamo Rd

10:00 am: Proposed Partition
Applicant: Tom Sisul
Property Address: 1575 6th St
Neighborhood Assn: Willamette
Planner: Aaron Gudelj

Project #: PA-25-22





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 25-22

Conference Date: 10/16/25

Time: 10:00am

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: EDNA COLLEEN O'NEAL
Email: econeal13@gmail.com
Phone #: 360.798-0739
Address: 15322 NE 87TH ST
VANCOUVER, WA 98682

Address of Subject Property (or tax lot):

Applicant Information

Name:
Email:
Phone #:
Address:

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:

Edna Colleen O'Neal

DATE: 08/29/2025

Narrative for pre-application meeting request for 1575 6th Street

We are looking into the possibility of partitioning the parcel into 2 parcels. A rear parcel that will have frontage on Willamette Drive, although taking access from 6th Street, containing the existing home and garage, and a 2nd parcel in front with frontage on 6th Street.

The rear parcel with the existing home, we are proposing as an approximately 14,150 SF parcel. This parcel could potentially have middle housing added to it, although the owners and developers, main goal is to sell the house separately sampling to allow the owner and investor to recover their costs, since original buyer, who purchased the property, passed away.

The other parcel, which would be vacant parcel initially, could potentially be developed into a quadplex. This approximate 10,135 SF parcel, after dedication, is envisioned as possibly having 4 units, each with up to 1520 SF of living space on an 880 SF footprint, including the garage.

The potential development scheme is noted on the pre-application plan included. However, the present owner and investor do not intend to develop the property beyond doing the partition, at this time. Mostly likely they would sell both parcels once the partition is completed.

Contacts for this application.

Tom Sisul 503-657-0188 tomsisul@sisulengineering.com

Kent Ziegler 503-701-9716 kntzig001@aol.com

EXISTING CONDITIONS MAP

LOCATED IN THE
S.E. 1/4 SECTION 35, T.2S., R.1E., W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON
JULY 2, 2022 SCALE 1"=10'

SURVEY NOTES:

THE DATUM FOR THIS SURVEY IS BASED UPON A STATIC GPS OBSERVATION OF LOCAL CONTROL POINTS, PROCESSED THROUGH OPUS. DATUM IS NAVD 88.
THE BASIS OF BEARINGS FOR THIS SURVEY IS PER MONUMENTS FOUND AND HELD PER PARTITION PLAT NO. 1992-68, RECORDS OF CLACKAMAS COUNTY.
NO WARRANTIES ARE MADE AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE, ETC.
NO TITLE REPORT WAS SUPPLIED OR USED IN THE PREPARATION OF THIS MAP.

UTILITY NOTES:

THE UNDERGROUND UTILITIES AS SHOWN ON THIS MAP ARE SHOWN BASED ON A COMBINATION OF INFORMATION, INCLUDING VISIBLE ABOVE GROUND STRUCTURES, AVAILABLE AS BUILT AND GIS MAPPING FROM LOCAL JURISDICTIONS, AS WELL AS SURFACE MARKINGS BY ONE CALL TICKET NUMBER 22151853 DATED JUNE 9, 2022.
THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT, THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.
INVERT ELEVATIONS AND PIPE SIZES SHOWN ARE APPROXIMATE ONLY, BASED ON FIELD OBSERVATIONS AS WELL AS AVAILABLE AS-BUILT DATA. ALL PIPE SIZES SHALL BE FIELD VERIFIED BY THE OWNER, ENGINEER, CONTRACTOR, AND GOVERNING AGENCY PRIOR TO ANY CONSTRUCTION ACTIVITY. SURVEYOR DOES NOT WARRANT THE ACCURACY OF ANY PIPE SIZES SHOWN ON THIS SURVEY.

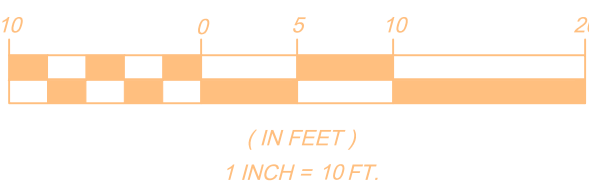
LEGEND:

- Some Symbols shown may not be used on map
- | | |
|--|---------------------|
| DECIDUOUS TREE | TRAFFIC SIGNAL POLE |
| EVERGREEN TREE | UTILITY POLE |
| DEAD TREE | LIGHT POLE |
| STORM SEWER MANHOLE | GUY WIRE |
| CATCH BASIN | ELECTRIC BOX |
| CURB INLET | ELECTRIC METER |
| AREA DRAIN | TRANSFORMER |
| DITCH INLET | ELECTRIC RISER |
| SANITARY SEWER CLEANOUT | HEAT PUMP |
| SANITARY SEWER MANHOLE | GATE POST |
| FIRE HYDRANT | CABLE TV BOX |
| WATER MANHOLE | CABLE TV RISER |
| WATER METER | OVERHEAD LINE |
| WATER VALVE | GAS LINE |
| HOSE BIB | ELECTRICAL LINE |
| IRRIGATION CONTROL VALVE | COMMUNICATIONS LINE |
| GAS VALVE | SANITARY SEWER LINE |
| GAS METER | STORM DRAIN LINE |
| MAILBOX | WATER LINE |
| UTILITY RISER | FENCE LINE |
| UTILITY BOX | HANDRAIL |
| TELEPHONE MANHOLE | ARBORVITAE ROW |
| TELEPHONE RISER | CONCRETE SURFACE |
| STORM OUTFALL | ASPHALT SURFACE |
| SIGN | |
| BOLLARD | |
| FOUND MONUMENT | |
| DOWN SPOUT TO STORM SYSTEM | |
| DOWN SPOUT TO SPLASH GUARD OR GROUND W/ PIPE DIRECTION | |

SIGNED ON:
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOV 2007
JAMES BURTON BROWN
60379
RENEWS: DECEMBER 31, 2023

GRAPHIC SCALE



NOTE:

TOTAL SITE AREA: 24062 SF.
COVERAGE AREA: 3520 SF. (34.73%)
FAR: 6080 SF. (59.99%)

CENTERLINE CONCEPTS
LAND SURVEYING, INC.
19376 MOLALLA AVE., SUITE 120
OREGON CITY, OREGON 97045
PHONE 503.650.0188 FAX 503.650.0189