



## PRE-APPLICATION CONFERENCE

Thursday October 16, 2025

Willamette Room  
City Hall  
22500 Salamo Rd

1:00 pm: Proposed 10-lot expedited middle housing division  
Applicant: Ralph Tahrar  
Property Address: 1315 11<sup>th</sup> St  
Neighborhood Assn: Willamette  
Planner: Chris Myers

Project #: PA-25-23





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:

PA 25-23

Conference Date: 10/16/25

Time: 1:00pm

Staff Contact:

Chris Myers

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: **HASTINGS EDWARD C. TRUSTEE**

Email: **SCOTT HASTINGS**

Phone #: **503-539-8802**

Address: **1815 11th ST.  
WEST LINN, OR. 97068**

Address of Subject Property (or tax lot):

### Applicant Information

Name: **HUNTER CONST. & RENOVATION LLC**

Email: **hunterconstruct@gmail.com**

Phone #: **503-484-7956**

Address: **4479 SE ANTELOPE HILLS  
GRESHAM, OREGON 97080**

**ALSO NOTIFY: RALPH TAHRAN, ARCHITECT**

**503-539-8802**

**em: ralph.tahrhan@comcast.net**

### 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) **FROM AERIAL PHOTO**
  - ☒ 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 **(IN PIPE)**

I certify that I am the owner or authorized agent of the owner:

APPLICANT: **MICHAEL HUNTER**

DATE: **9/30/25**

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: **SCOTT HASTINGS, TRUSTEE  
HASTINGS EDWARD C. TRUSTEE**

DATE: **9/30/25**





SALE AGREEMENT # **GWB 9325**

ADDENDUM # **C**

RESIDENTIAL

## ADDENDUM TO SALE AGREEMENT

1	Buyer(s) <b>Hunter Construction and Renovation LLC</b>
2	Seller(s) <b>Hastings Edaward C Trustee, Scott Hastings</b>
3	Property Address or Tax ID # <b>1315 11th St, West Linn, OR</b>
4	<b>00748301</b> (the "Property")

5 Seller and Buyer hereby agree the following will be a part of the Sale Agreement referenced above:

6 **Seller grants permission to Buyers architect, Ralph Tahrn, to apply for a pre application submittal to the City of West Linn and any other**

7 **governmental agencies that may be required in order for Buyer to conduct his feasibility study.**

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29 Buyer \_\_\_\_\_ Print **Hunter Construction and Renovation** Date \_\_\_\_\_ ☐ a.m. ☐ p.m. ←

30 Buyer \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_ ☐ a.m. ☐ p.m. ←

31 Seller *Scott Hastings* Print **Hastings Edaward C Trustee** Date **9/29/2025** ☐ a.m. ☐ p.m. ←

32 Seller \_\_\_\_\_ Print **Scott Hastings** Date \_\_\_\_\_ ☐ a.m. ☐ p.m. ←

33 Buyer's Agent **Gary Whitehill-Baziuk** Seller's Agent **Gary Whitehill-Baziuk**

**LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE**

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September 30, 2025

Introduction for a Pre-Application Conference at 1315 11<sup>th</sup> Street, West Linn, Oregon

This narrative is for a proposed 10 unit zero-lot-line townhome project in an R10 Zone at 1315 11<sup>th</sup> Street, utilizing the Middle Housing process allowed in Senate Bill 458. The subject property is a 28,873.6 square foot property that slopes approximately 5% downwards north to south the first 60% of the lot, then continues at approximately 8% to 12% for the easterly portion. The property has 138 feet of frontage along 11<sup>th</sup> Street, with sanitary sewer and public water available in the street. We propose to take access at the south end, the lower end of the site, via a 20 foot paved reciprocal access and utility easement. Please see attached Site Plan. The property has existing 15-20 foot high hedges along the North property line and the South property line. The site also has a mix of scattered deciduous and coniferous trees of various sizes, and are shown on the Site Plan, as measured from an aerial photograph, and will be confirmed with an on site survey to follow this conference. The units are anticipated to be “zero lot line fee simple ownership”, single family homes in two triplex buildings and one quadraplex building, end units are two stories high and the middle units are three story high, all units are 3 bedroom, 2.5 bath units of about 1850 to 1950 square feet each, and all have a two car garage plus room for parking in a 20 foot long driveway. We anticipate storm drainage to be individual planters and/or in a pipe in the common driveway, depending on the infiltration rates of the soil, that will be tested as we move along the design process with our civil engineers. The property is zoned R10 with a .6 FAR for “duplexes, triplexes, and quadplexes, so the property allows a total of 17,324 square feet of habitable space, and a 35 % lot coverage plus 200 square feet allowance for each garage, for a total of 12,105 square feet of lot coverage. The proposal represents a proposed FAR of approximately 11,995.2 square feet, to be confirmed as we finalize the unit design so, well under the allowed 17,324 square feet. Our “lot coverage” is 34.9%. The conceptual design is a “contextual architectural approach”, to better fit in with the neighborhood, in form and materials. Each unit will have a generous rear yard, with some decks on the south elevation that will enjoy a distant view of the hillside and perhaps a sneak peek at the Willamette River. We look forward to discussing this project with you at our conference. If any questions in the meantime, please contact me at 503-539-8802, or email me at : [ralphtahran@comcast.net](mailto:ralphtahran@comcast.net).

Some questions we would like comments on at the Conference are:

1. Describe, outline the Middle Housing process allowed under Senate Bill 458.
2. Does the City have a prescribed Middle Housing Ordinance adopted?
3. What is the approximate overall timing of the process from application to building permits?

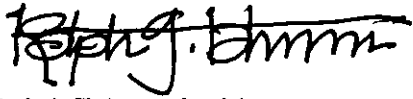
**TAHRAN ARCHITECTURE & PLANNING, LLC.**

333 S. STATE ST. SUITE V, PMB #32 LAKE OSWEGO, OR 97034  
PHONE: (503) 539-8802 EMAIL: [ralphtahran@comcast.net](mailto:ralphtahran@comcast.net)

4. Are there any specific "design issues " at first glance of our proposal?
5. Are there any utility " capacity " or replacement issues in the vicinity of the subject site?
6. Is a "neighborhood meeting" required prior to making application, if so , what is the process and who is the contact person , we should speak with ?

These are the immediate questions we have at this time , but may have others as we continue our due diligence , up to the meeting time.

Thank you for your time, we look forward to meeting with you.

A handwritten signature in black ink, appearing to read "Ralph J. Tahran". The signature is stylized with a large, sweeping initial "R" and a long horizontal stroke extending to the right.

Ralph Tahran Architect,

Tahran Architecture & Planning, LLC.

Michael Hunter

President , Hunter Construction and Renovations, LLC



31E02AB05400  
1315 11th St  
West Linn, OR 97068



## Taxlot



Subject



Taxlot

9/8/2025

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VICINITY MAP  
N.T.S.







Aerial Map



*First American Title*

Parcel ID: 00748301

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

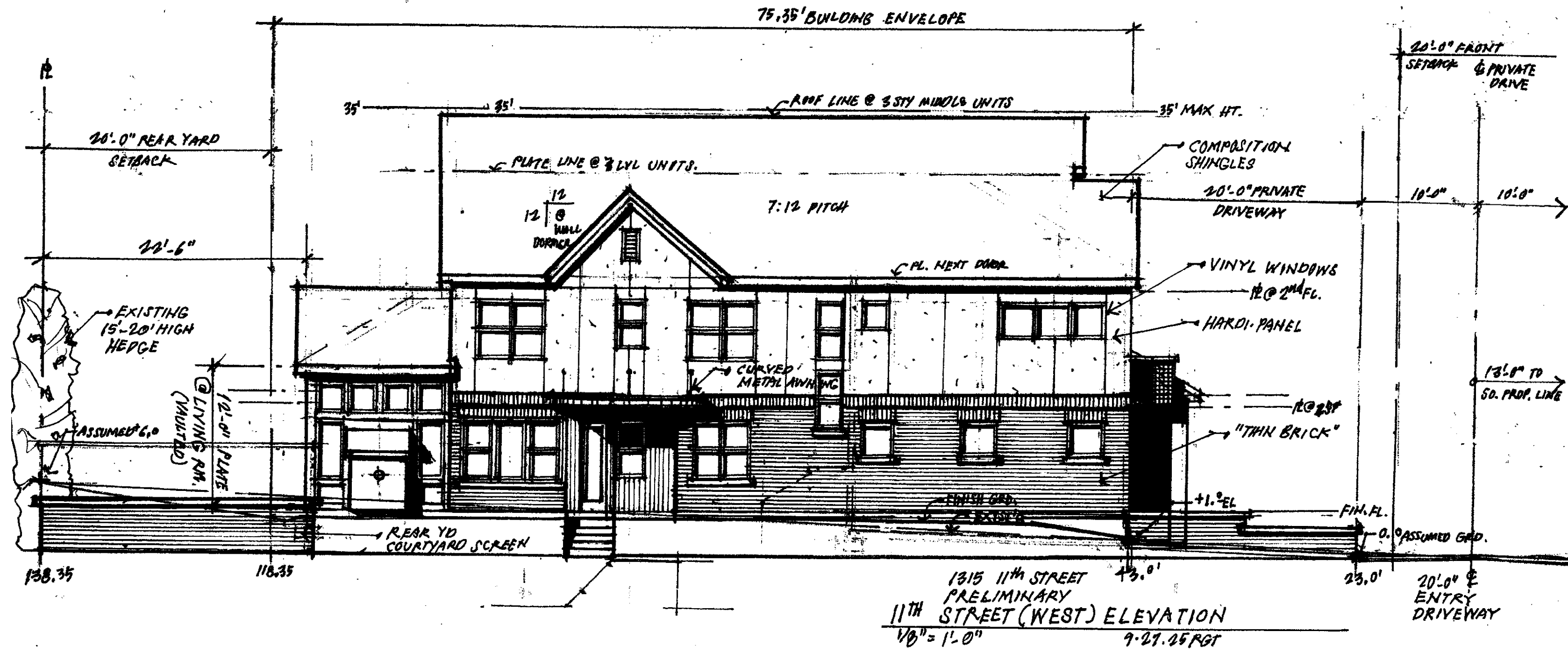
*1315 11th St.  
West Linn*



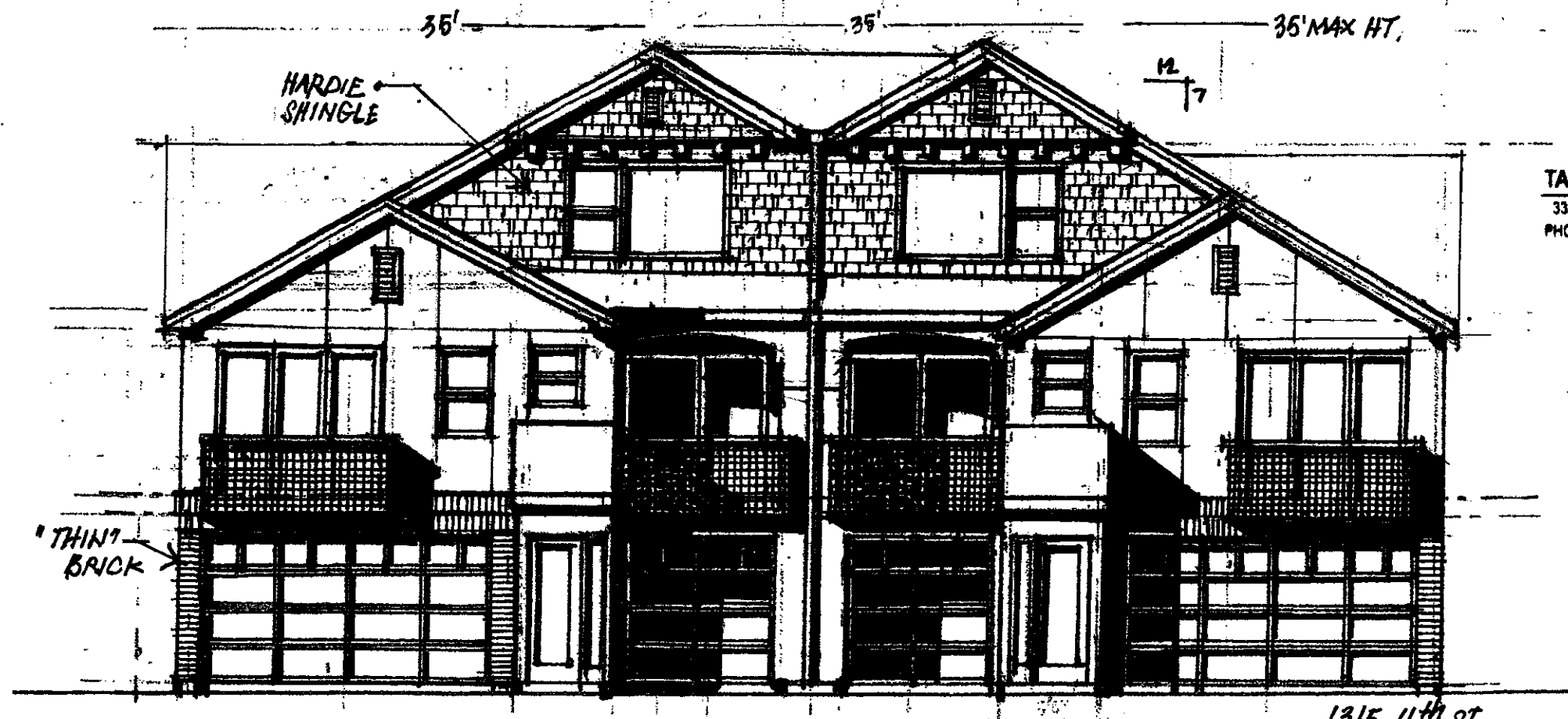
EMAIL: [ralphatran@comcast.net](mailto:ralphatran@comcast.net)



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PHONE: (503) 539-8802 EMAIL: [ralph.tahrان@comcast.net](mailto:ralph.tahrان@comcast.net)

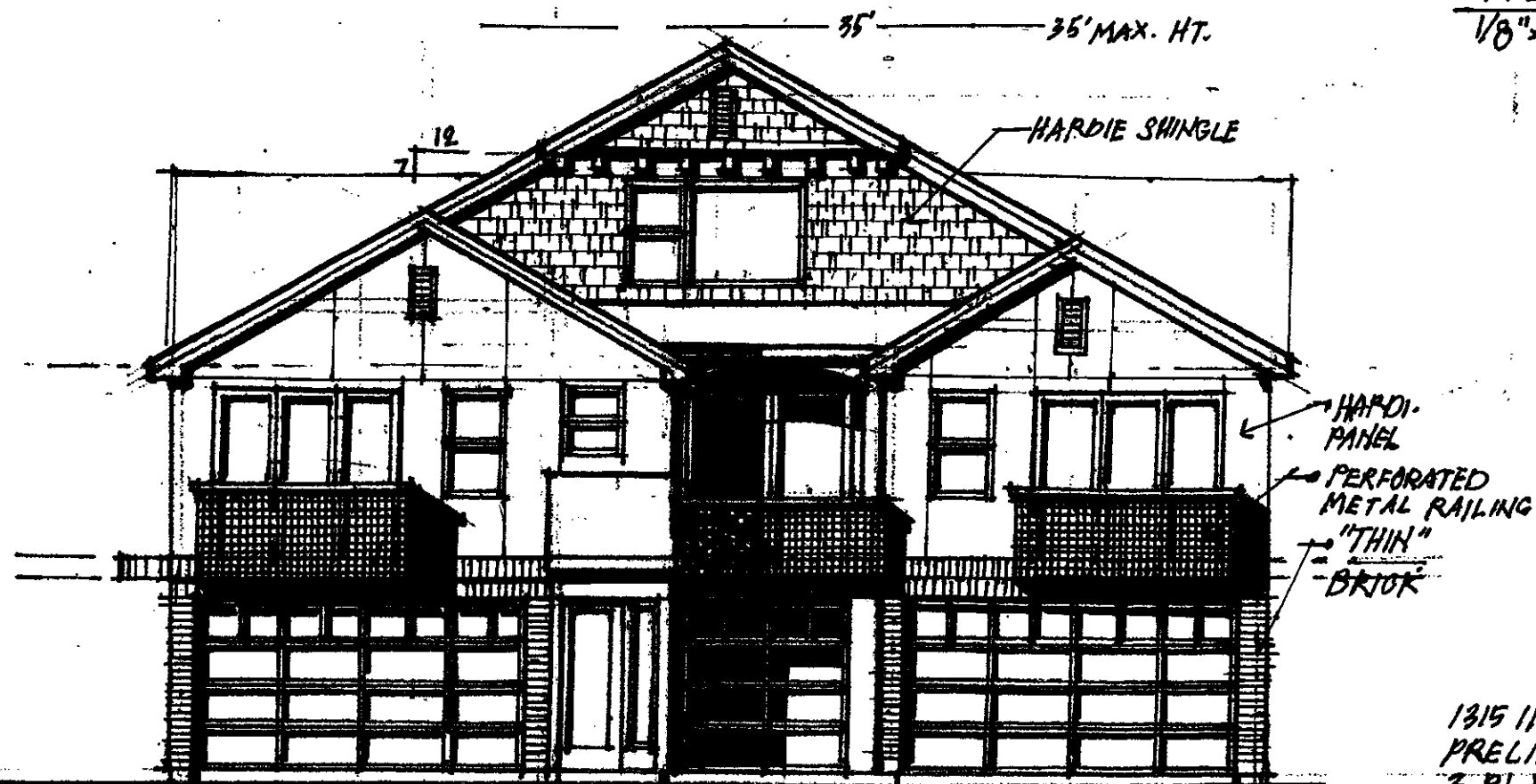






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 333 S. STATE ST. SUITE V, PMB #32 LAKE OSWEGO, OR 97034  
 PHONE: (503) 539-8802 EMAIL: ralph.tahran@comcast.net

1315 11th ST.  
 PRELIMINARY  
 4 PLEX - SOUTH ELEVATION  
 1/8" = 1'-0" 9.27.25 RGT



1315 11th ST.  
 PRELIMINARY  
 3 PLEX - SOUTH ELEVATION  
 1/8" = 1'-0" 9.27.25 RGT

TAHRAN ARCHITECTURE & PLANNING, LLC.

333 S. STATE ST. SUITE V, PMB #32 LAKE OSWEGO, OR 97034

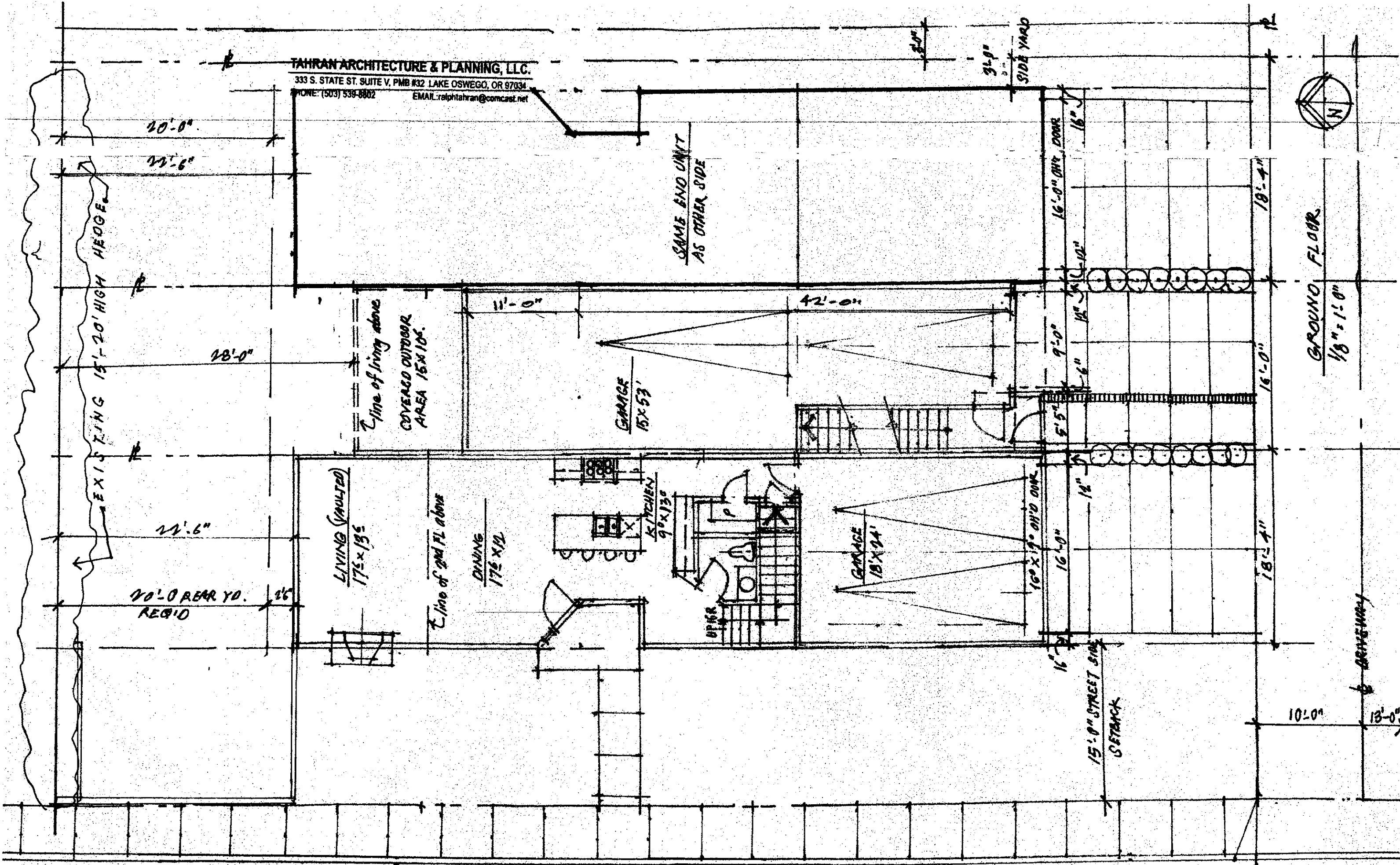
PHONE: (503) 538-8802

EMAIL: ralptahran@comcast.net



GROUND FLOOR  
1/8" = 1'-0"

11TH STREET



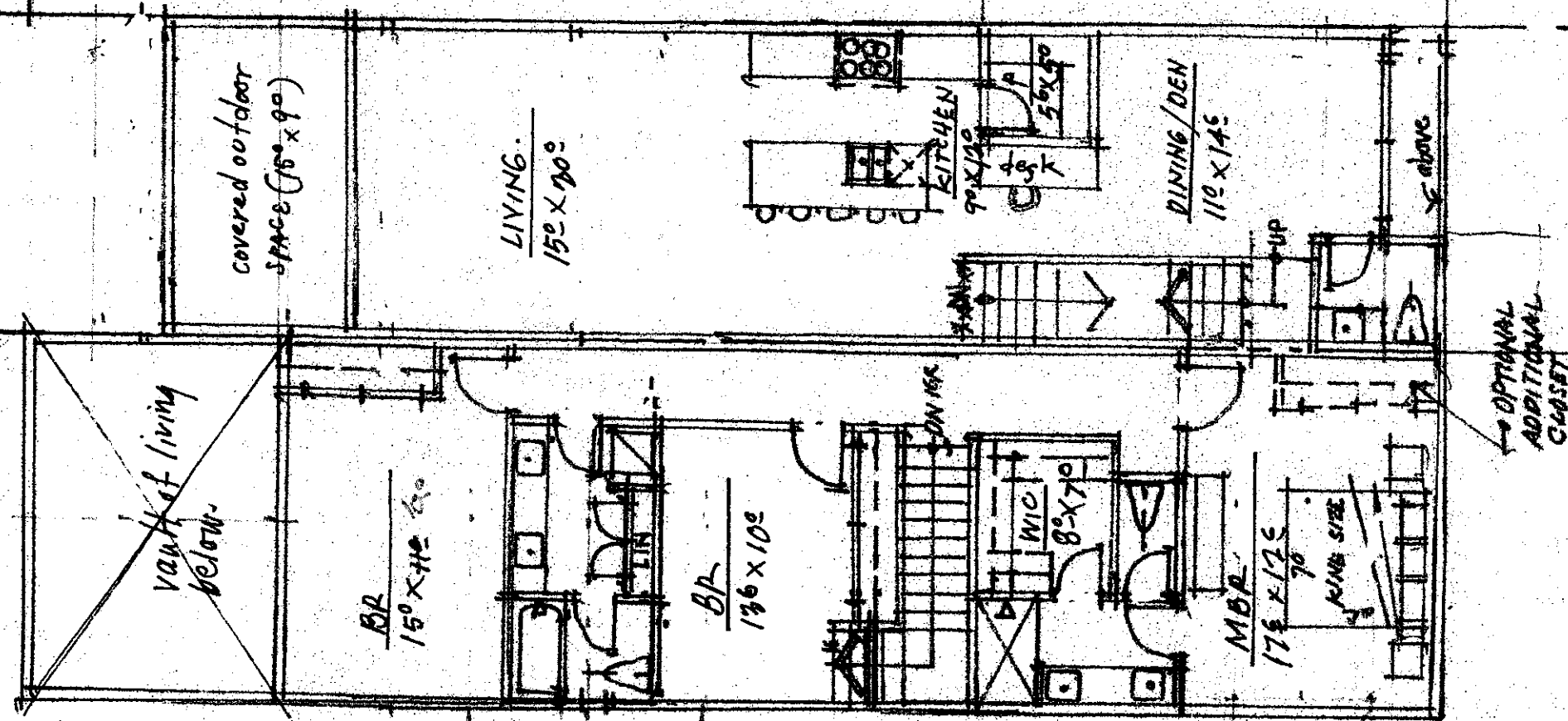


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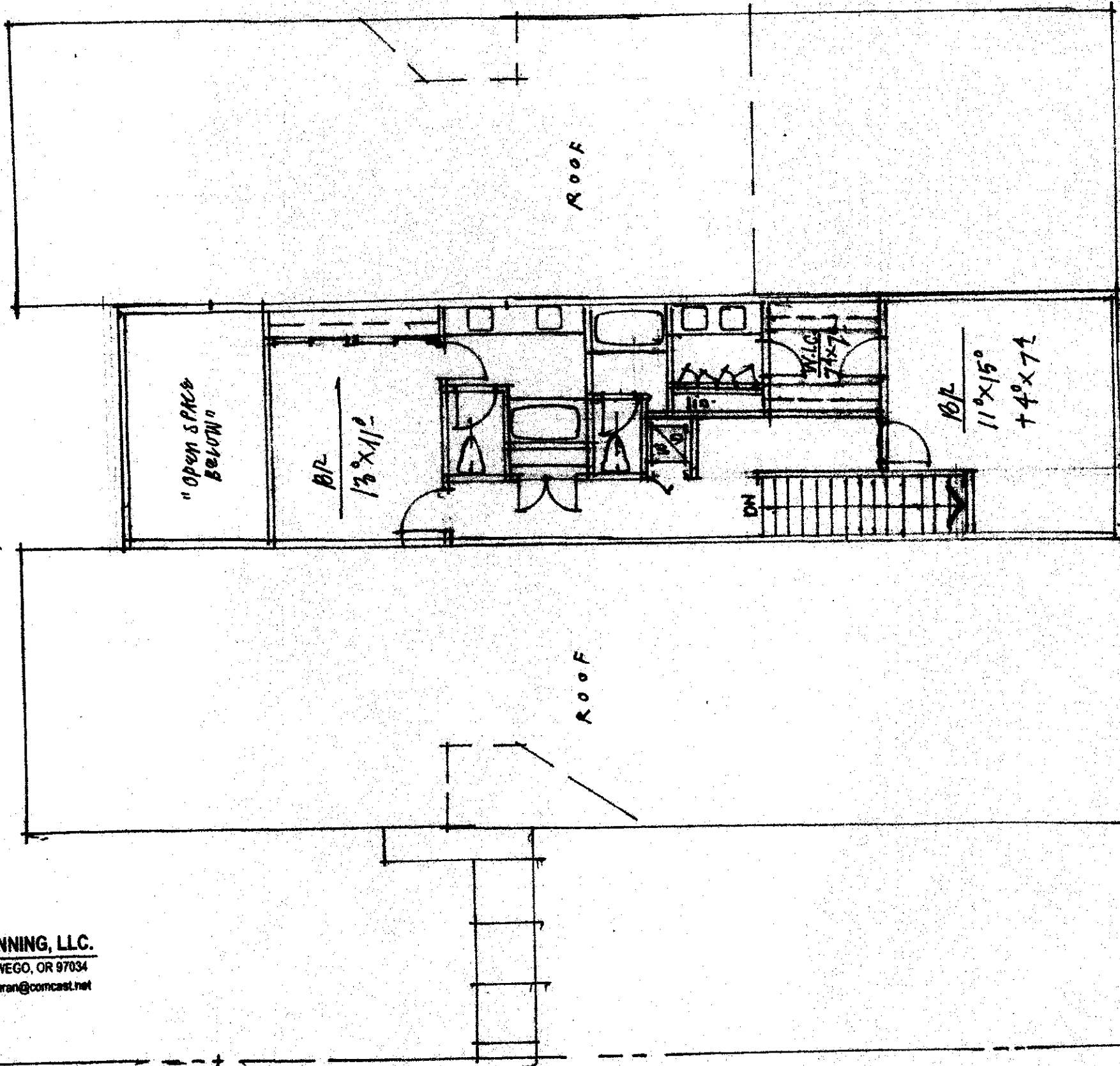


1056 SF (w/ 56 SF STAIRS) 840 SF (w/ 64 SF STAIRS) 16' - 0"

SECOND FLOOR 18' - 0" 11' - 0"

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PHONE: (503) 539-8802 EMAIL: ralph@tahranch.com



THIRD FLOOR  
18'0" x 12'0"  
TOTAL (± 56 SF STAIRS)  
9'10" x 25'0"