



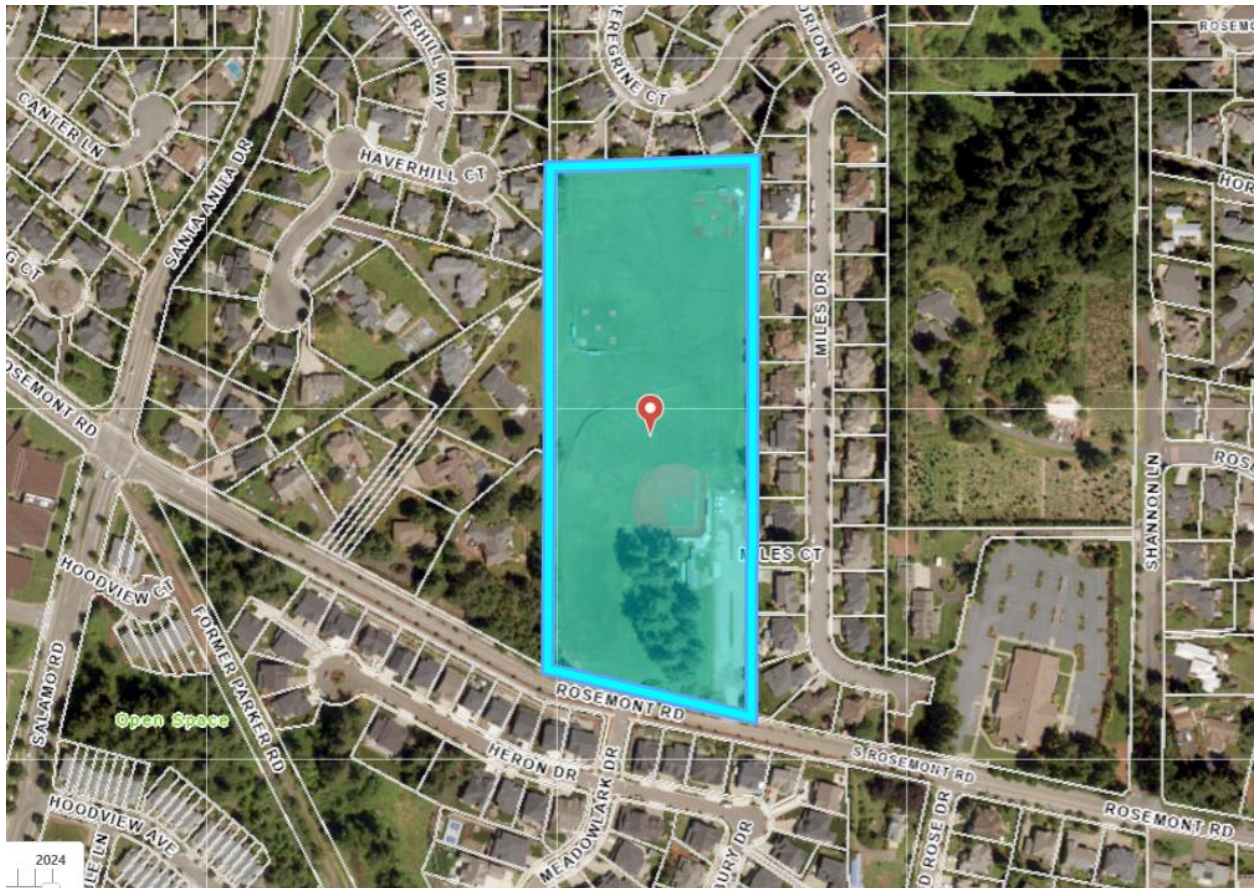
## PRE-APPLICATION CONFERENCE

Thursday November 20, 2025

Willamette Room  
City Hall  
22500 Salamo Rd

11:00 am: Proposed Housing Development  
Applicant: Harlan Borow, Icon Construction & Development  
Property Address: 1275 Rosemont Road  
Neighborhood Assn: Rosemont Summit  
Planner: Chris Myers

Project #: PA-25-26





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 25-26

Conference Date: 11/20/25

Time: 11:00am

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: WEST LINN-WILS SCH DIST #3, Attn: Remo Douglas  
Email: douglasr@wlwv.k12.or.us  
Phone #: 503-673-7988 - Cell 503-799-6891  
Address: 2755 SW Borland Rd., Tualatin, OR 97062

### Applicant Information

Name: Icon Construction & Development, LLC  
Email: harlan@iconconstruction.net  
Phone #: 503-657-0406  
Address: 1969 Willamette Falls Dr., Suite 260  
West Linn, OR 97068

Address of Subject Property (or tax lot): 21E26AD02200

### 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
- NA ☐ Slope map (if slope is 25% or more)
- ☒ Location of existing utilities (water, sewer, etc.)
- ☒ Conceptual layout, design, proposed buildings, building elevations, and setbacks
- Non-NA ☐ Location of all easements (access, utility, etc.)
- NA ☐ 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.
- Conceptual ☐ Proposed stormwater detention system with topographic contours

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

APPLICANT:

*Harlan Boon*

DATE: 10/20/25

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:

*R J Df* WLWSD

DATE: 10-22-25

Pre-application Conference  
Icon Construction and Development, LLC

Project Narrative

10-21-2025

This pre-application conference proposal relates to the Oppenlander Field property on Rosemont Road that is presently owned by West Linn – Wilsonville School District. The property is described as Tax Lot 2200 on Clackamas County Assessor's Map 2-1E-26AD. The property's address is 1275 Rosemont Road.

The subject property is approximately 10.08 acres in area and is presently developed with 3 baseball/softball fields, a gravel parking area, and storage buildings. The fields are also used for youth soccer. Existing vegetation is primarily grass, with a small wooded area located immediately west of the gravel parking lot. There are no streams or wetlands located on the site or in the contiguous area.

This property is zoned R-10 and is designated by the West Linn Comprehensive Plan for low density residential development. West Linn School District wishes to sell the property as it does not have any plans for school facilities in this area.

The applicant has submitted three conceptual plans for the development of the property. All three involve the initial subdivision of the site into R-10 lots, with the intention of further divisions in the future to develop middle housing consisting of detached duplex homes. One of the conceptual designs shows full development of the site for residential use. The other two designs show the reservation of areas for park space. The largest park site option would provide about three acres of land at the north limits of the property. This option would afford the opportunity for baseball and softball use, along with some playground and other outdoor recreation. The other park design is aimed primarily for use as a traditional recreation park with amenities and the preservation of a portion of the wooded area of the site as open space.

Specific Questions

In addition to general discussions of applicable code requirements and planning/engineering input, we have the following specific questions:

1. Development around the site for residential use does not provide for connectivity to the adjacent neighborhoods with the exception of the street stub at Miles Ct. Does staff have any input about wanting other street stubs?
2. We have proposed looping internal streets which include areas of 40' wide rights-of-way due to space limitations. Would this be allowed with a design modification or variance?
3. Would the northerly loop on the full sight development option require a variance to the cul-de-sac standards even though it is not technically a cul-de-sac design?

4. City mapping shows storm and sanitary sewer lines along the northern portion of the west border of the property. It appears that the lines are in the rear yards of existing residences. Are these utilities available to extend into this project?
5. Does staff have any thoughts about the most efficient way to process the middle housing land divisions?



Richard E. Givens, Planning Consultant  
7669 SW Emery Circle  
Wilsonville, OR 97070  
PH: (503) 351-8204

SCALE 1" = 100'  
DATE: 10-7-25  
PROJECT 21-ICN-102

Oppenlander Property  
R-10 MHL D - 1.22 Acre Park  
Icon Construction & Development, LLC



Richard E. Givens, Planning Consultant  
7669 SW Emery Circle  
Wilsonville, OR 97070  
PH: (503) 351-8204

SCALE 1" = 100'  
DATE: 10-20-25  
PROJECT 21-ICN-102

Oppenlander Property  
R-10 MHL - No Park  
Icon Construction & Development, LLC



Richard E. Givens, Planning Consultant  
7669 SW Emery Circle  
Wilsonville, OR 97070  
PH: (503) 351-8204

SCALE 1" = 100'  
DATE: June 2025  
PROJECT 21-ICN-102

Oppenlander Property  
R-10 MHL D - 3 Acre Park  
Icon Construction & Development, LLC