



# LAND USE PRE-APPLICATION CONFERENCE

Thursday, September 4, 2014

City Hall  
22500 Salamo Road

Willamette Conference Room

9:00 am Proposed partition – divide lot off south portion of property.

Applicant: Mark Franklin

Subject Property Address: 6423 Tompkins Ct

Neighborhood Assn: Bolton

Planner: Tom Soppe

Project #: PA-14-33



\$1000



West Linn

Planning & Development • 22500 Salamo Rd #1000 • West Linn, Oregon 97068  
Telephone 503.656.4211 • Fax 503.656.4106 • westlinnoregon.gov

### PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: <u>9-4-14</u>	TIME: <u>9 AM</u>	PROJECT #: <u>PA-14-33</u>
STAFF CONTACT:		FEE: <u>1000</u>

Pre-application conferences occur on the first and third Thursdays of each month. In order to be scheduled for a conference, this form including property owner's signature, the pre-application fee, and accompanying materials must be submitted at least 14 days in advance of the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): 623 TOMPKINS CT

Brief Description of Proposal: DIVIDE LOT OFF SOUTH PORTION OF PROPERTY

Applicant's Name: MARK FRANKLIN

Mailing Address: 22209 SW BAR NONE RD TUALATIN OR 97062

Phone No: (503) 805-7114 Email Address: MHFRANKLIN@COMCAST.NET

Please attach additional materials relating to your proposal including a site plan on paper up to 11 x 17 inches in size depicting the following items:

- North arrow
- Scale
- Property dimensions
- Streets abutting the property
- Conceptual layout, design and/or building elevations
- Access to and from the site, if applicable
- General location of existing trees
- Location of creeks and/or wetlands
- Location of existing utilities (water, sewer, etc.)
- Easements (access, utility, all others)

Please list any questions or issues that you may have for city staff regarding your proposal:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

Mark Franklin  
Property owner's signature

8/15/14  
Date

Property owner's mailing address (if different from above)



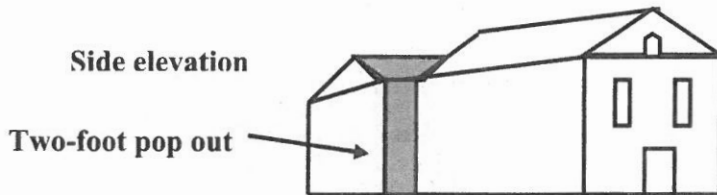
## EXCEPTIONS

- Planned Unit Development (PUD) may provide developers with the opportunity to introduce a range of housing types; including multi-family, into a single-family residential zone.
- Lot dimension and setbacks may be modified if developed as a PUD.
- If there is a dwelling on one abutting lot with a front yard of less depth than the required depth for the zone, the front yard for the lot need not exceed a depth one-half between the depth of the abutting lot and the required front yard depth.
- If there are dwellings on both abutting lots with front yard depths less than the required depth for the zone, the depth of the front yard for the intervening lot need not exceed the average depth of the front yards of the abutting lots.
- On building site of over 25% grade, garages may be located within three feet of the front lot line according to Section 41.010 of the West Linn Community Development Code.
- Flag lots can be created where it can be shown that no other reasonable street access is possible. (See dimensional requirements in Section 85.200(B)7 of the CDC.)
- Decks, porches, balconies, bay windows and other kinds of structural features may project into yard areas. (See CDC Chapters 34 or 38 for details.)
- MU district has 5,000 sq. ft. maximum ground floor size and 6,000 sq. ft. total building size

## SIDE YARD TRANSITIONS

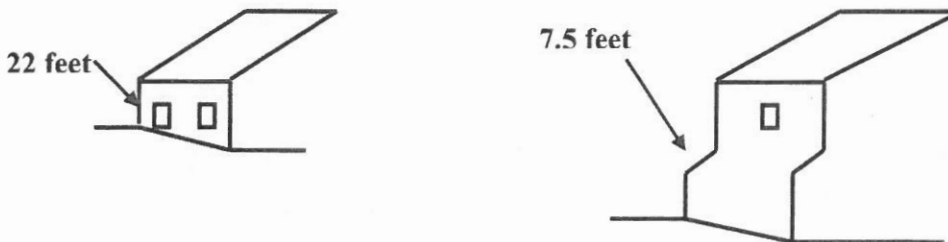
New house construction or remodels to the side wall of existing homes shall transition to homes on either side by one of two methods (A), (B) or satisfy one of the exemptions (C) (1-6) listed below:

- A. The side elevation of the house must be divided into smaller areas or planes to minimize the appearance of bulk when viewed from the neighboring properties or a side street. When the side elevation of the house is more than 700 square feet in area, the elevation must be divided into distinct planes of 700 square feet or less. For the purpose of the standard, a distinct plane is created when there is a recessed or projecting section of the structure, that projects or recedes a least two feet, for a length of at least six feet.



*700 square foot of vertical space of elevation (any combination of height x width) requires a two-foot indentation or pop out.*

- B. The height of the sidewall shall not exceed 22 feet measured from grade at the mid-point of the sidewall to the eaves. Sidewall can resume vertically after minimum 7.5' setback.



*Sidewalls less than 22 feet high to eaves from average grade are exempt from popout/indentation requirement. Sidewall can resume vertically if set back 7.5 feet.*

## DIMENSIONAL REQUIREMENTS BY ZONE

### RESIDENTIAL

ZONE	FRONT	REAR	INT SIDE	ST SIDE	MAX BUILDING HEIGHT	MIN STREET FRONTAGE	FLOOR TO AREA RATIO	MAX LOT COVERAGE	LOT DIMENSION AVERAGE WID X DEP
R2.1	20'	20'	5'	15'	45ft (b)	35'	45% (SFR)	50%	50' x 90'
R3	15' (a)	15'	5'	15'	35ft (e)	35'	45% (SFR)	50%	75' Deep
R4.5	20'	20'	5'	15'	35ft (e)	35'	45%	40%	50' x 90'
R-5	20'	20'	5'	15'	35ft (e)	35'	45%	40%	50' x 90'
R-7	20'	20'	7.5'	15'	35ft (e)	35'	45%	35%	50' x 90'
R-10	20'	20'	7.5'	15'	35ft (e)	35'	45%	35%	50' x 90'
R-15	20'	20'	7.5'	15'	40ft (f)	45'	45%	30%	80' x 90'
R-20	20'	20'	7.5'	15'	40ft (f)	150'	45%	25%	150' x 90'
R-40	30'	30'	10'	30'	40ft (f)	150'	45%	25%	150' x 90'
MU	12' to 20'	20' (d)	7.5'	12'	2 Story or 35ft, whichever is less	35'	40%		50' x 90'

### COMMERCIAL

NC	25'	25'	7.5'	15'	35ft	35'		50%	50' x 90'
GC	0' (c)	25'	7.5'	15'	35ft to 45ft (b)	35'		50%	50' x 90'
OBC	15'	15'	15'	15'	SAME AS GC	35'		50%	35' x 90' MIN

### INDUSTRIAL

CI	15'	15'	15'	15'	2 Story (35ft) to 3.5 Story (45ft)	50'	70% to 100%	55%	VARIES
GI	VARIES				2 Story (35ft) to 3.5 Story (45ft)	50'		50%	50' x 90'

(a) 20' for garage

(b) Depends on location of building type

(c) Maximum 20' when fronting an arterial roadway

(d) Same as abutting residential district with at least 10' landscaped in addition to fence.

(e) See CDC Ch. 41, R-3 thru R10 45 ft in steep lots

(f) See CDC Ch. 41, R-3 thru R10 45 ft in steep lots



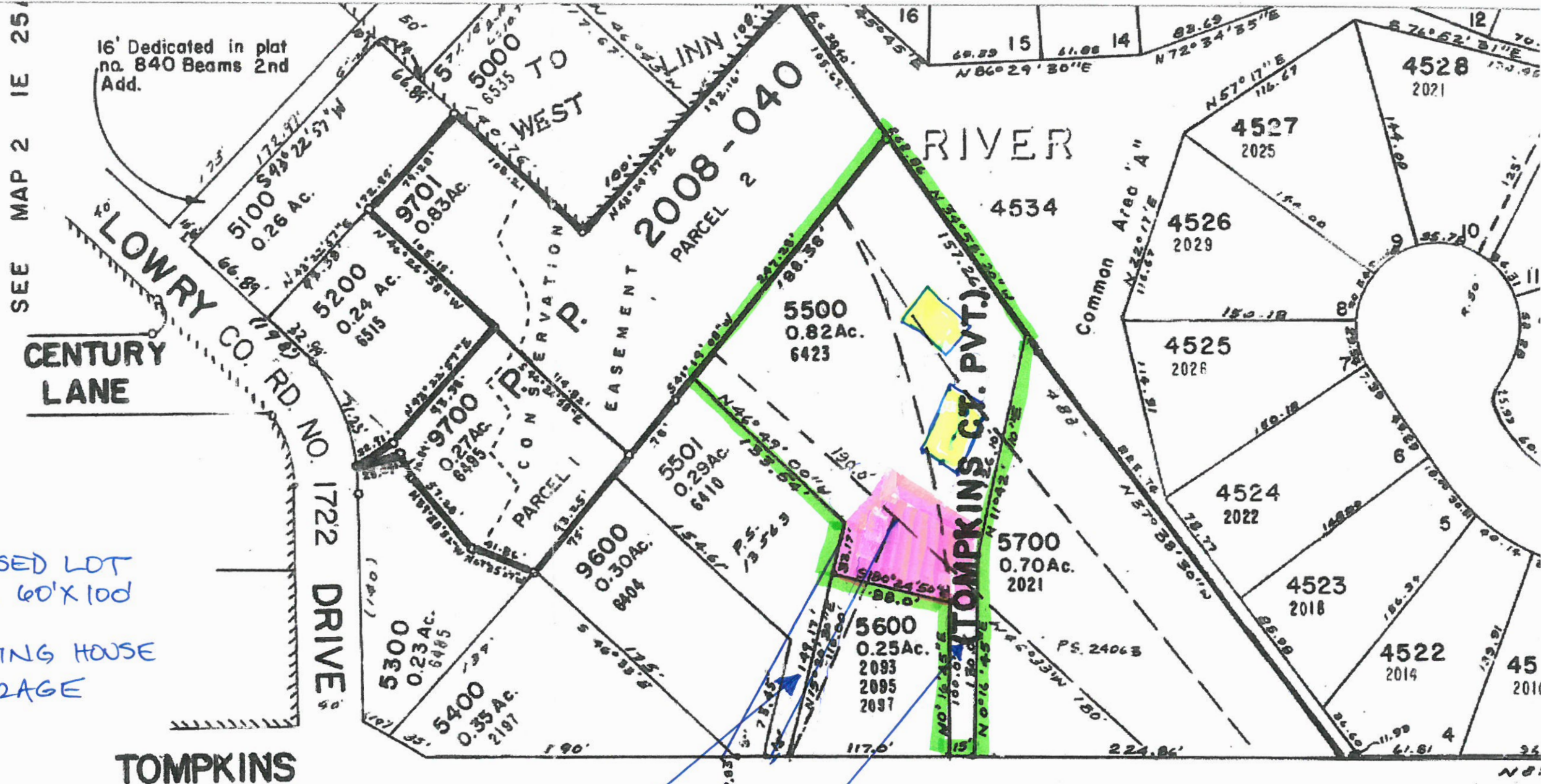




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- PROPOSED LOT APPROX 60'X100'
- EXISTING HOUSE & GARAGE



UTILITY EASEMENT  
SEWER ACCESS