



LAND USE PRE-APPLICATION CONFERENCE

Thursday, December 18, 2014

City Hall
22500 Salamo Road

Willamette Conference Room

10:00 am Proposal to subdivide recently annexed property

Applicant: John Wyland, J T Smith Companies

Subject Property Address: 22850 S Weatherhill Road

Neighborhood Assn: Savanna Oaks

Planner: Peter Spir

Project #: PA-14-44





PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: <u>12/18/14</u>	TIME: <u>10AM</u>	PROJECT #: <u>PA-14-44</u>
STAFF CONTACT: <u>PETER SPIR</u>		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): 22850 S Weatherhill Drive

Brief Description of Proposal: Applicant proposes to subdivide the property, consistent with the provisions of the R-7 zoning district.

Applicant's Name: John Wyland, JT Smith Companies

Mailing Address: 5285 Meadows Road #171 Lake Oswego, OR 97035

Phone No: (503) 657-3402 Email Address: jwyland@jtsmithco.com

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
- Easements (access, utility, all others)
- Access to and from the site, if applicable
- Location of existing trees, highly recommend a tree survey
- Location of creeks and/or wetlands, highly recommend a wetland delineation
- Location of existing utilities (water, sewer, etc.)

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

See the attached list of questions

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

J. R. C. DeVin (TTR) Virginia DeVin
Property owner's signature

12/1/14
Date

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



December 4, 2014

City of West Linn
C/O Mr. Peter Spir
Associate Planner
22500 Salamo Road
West Linn, OR 97068

**Weatherhill II Subdivision
West Linn, OR**

Dear Peter,

3J Consulting, Inc. acts on behalf of JT Smith Companies regarding a property located at 22850 S Weatherhill Road (Taxlot numbers 21e35a 1200 and 1202). This letter and the attachments hereto have been submitted in order to request a Pre-Application Conference to discuss the submittal requirements for the subdivision of the subject property.

The property was recently annexed into the City of West Linn and was assigned a zoning designation of R-7. The site is approximately 4.92 acres in size. The site appears to be free from wetlands and streams. The site is bordered to the south R-7 subdivisions with existing single family homes and to the north by R-3 assisted living. The property is bordered to the east and west by unincorporated properties which are zoned FU-10.

The Applicant is proposing to create 20-23 new lots on the property which will allow for the construction of 20-23 new single family homes. The Applicant will achieve this outcome through the preparation of an application for subdivision of the property. Access to all of the proposed lots will be from a single new access road which will take access to Weatherhill Road.

The following list of questions has been provided for staff's consideration:

1. Please confirm any required dedications or frontage improvements which may be required along Weatherhill. We note that Weatherhill appears to have a current ROW width of 30'.
2. Regarding access to the development, please confirm whether the proposed access, road layout, and turn-a-round locations and dimensions will be acceptable to the City.
3. What specialist reports or studies will be required in support of the Land Use Applications? Geotechnical Report, Traffic Study, Arborist Report?
4. Please confirm whether or not any significant trees appear to be present on the property and indicate the location of any significant trees which would require mapping and further investigations.
5. Will any other trees within either the site or the adjoining right-of-ways be considered to be significant or trigger any protective mechanisms?
6. Please advise as to whether the City has any pending or planned code updates which may affect an application to subdivide the property.
7. Could you please provide us with any other pertinent information regarding the proposed land division?

Attached hereto is a preliminary site plan, the City's fee for a Pre-Application conference, and the City's Pre-Application Conference request form. We thank you for your consideration of these questions. Please feel free to give me a call if you have any questions or need any additional clarification.

Sincerely,



Andrew Tull
Principal Planner
3J Consulting, Inc.

copy: Mr. Jeff Smith
Mr. John Wyland
File

Attch: Fee for Pre-App
Pre-App Request Form
Preliminary Land Division Plan





SITE NOTE	
Size:	4.92 acres
Jurisdiction:	City of West Linn
Address:	22850 S Weatherhill Rd
Site:	21E35A 1200 & 1202
Dimensional Requirements:	
Zoning:	R-7
Minimum Lot Size:	7,000 SF
Setbacks:	
Front:	20'
Side:	7.5'
Street Side:	15'
Rear:	20'

SITE NOTE

Site map has been prepared using data from existing tax maps and Metro's RLIS GIS Data. This map has been prepared for illustrative purposes only. All boundary and dimensional information should be verified by a professional land surveyor.

