



# LAND USE PRE-APPLICATION CONFERENCE

**Wednesday, July 8, 2015**

**City Hall  
22500 Salamo Road**

**Willamette Conference Room**

**10:00 am Proposed subdivision**

**Applicant: Andrew Tull, 3 J Consulting for Pahlisch Homes**

**Subject Property Address: 1400 and 1430 Rosemont Road**

**Neighborhood Assn: Parker Crest and HSRS**

**Planner: Peter Spir**

**Project #: PA-15-27**





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:	7-8-15	PROJECT #:
TIME:	10:00am	PA-15-27
STAFF CONTACT:	Peter Spir	FEE:
		\$1,000.00

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): 1400 and 1430 Rosemont Road

Brief Description of Proposal: Applicant is considering a residential subdivision

Applicant's Name: Dennis Pahlisch, Pahlisch Homes, Inc.

Mailing Address: 63088 NE 18<sup>th</sup> Street, Suite 100, Bend, Oregon 97701

Phone No: (541) 385-6762 Email Address: dennisp@pahlischhomes.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 Attached Question List**

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

Jerry Burns \_\_\_\_\_ Date 6/15/2015  
 Property owner's signature \_\_\_\_\_ Date

1430 ROSEMONT RD. West Linn, Or 97068  
Property owner's mailing address (if different from above)



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

**See Attached Question List**

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Scott Gools  
Property owner's signature

6/15/2015  
Date

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



June 18, 2015

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

**1400 & 1430 Rosemont Road  
West Linn, OR**

Dear Peter,

3J Consulting, Inc. acts on behalf of Pahlisch Homes, Inc. regarding two properties located at 1430 and 1400 Rosemont Road (Taxlot numbers 21e25cb 100 and 400). 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.

1430 Rosemont property was recently annexed into the City of West Linn and was assigned a zoning designation of R-10. The site is approximately 2.95 acres in size. 1400 Rosemont Road is currently within the City's limits and is zoned R-10.

The Applicant is proposing a residential subdivision of the two properties to create 12-15 new lots on the property which will allow for the construction of 12-15 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 Rosemont Road, Ridge Road, and a new north/south road which will be extended to connect Ridge and Rosemont Roads.

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 Rosemont and Ridge Roads.
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 required application for Subdivision? 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. Please comment as to whether any off-site roadway or utility improvements may be required to provide service to the site.
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. Dennis Pahlisch, Pahlisch Homes, Inc. (via email)  
Mr. Chad Bettsworth, Pahlisch Homes, Inc. (via email)  
Mr. Aaron Murphy, PE, 3J Consulting, Inc. (via email)  
File (15278)

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





**SITE STATISTICS**

Address: 1400 & 1430 Rosemont Rd  
 Property: 21E25CB 100 & 400  
 Jurisdiction: City of West Linn  
 Gross Size: 5.03 acres

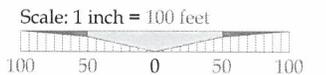
**Dimensional Requirements:**

Zoning: R-10  
 Minimum Lot Size: 10,000 SF  
 Minimum Lot Width: 50 FT

**Setbacks:**  
 Front: 20 FT  
 Side: 7.5 FT  
 Street Side: 15 FT  
 Rear: 20 FT

**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.



1430 ROSEMONT

PRELIMINARY SUBDIVISION CONCEPT



JUNE 2015