



## LAND USE PRE-APPLICATION CONFERENCE

Wednesday, December 2, 2020

Webex\*

**10:00 am** Class 1 Design Review

**Applicant:** Denise Von Tagen, property owner

**Property Address:** 1593 Willamette Falls Drive

**Neighborhood Assn:** Willamette

**Planner:** [Darren Wyss](#)

**Project #:** PA-20-17



\*COVID-19 Update: Due to state restrictions on public gatherings, City Hall is temporarily closed to the public until further notice. The pre-application meeting will be conducted virtually via WebEx.



CITY OF

West Linn

Planning & Development • 22500 Salamo Rd #1000 • West Linn, Oregon 97068  
 Telephone 503.742.6060 • Fax 503.742.8655 • westlinnoregon.gov

## PRE-APPLICATION CONFERENCE

### THIS SECTION FOR STAFF COMPLETION

CONFERENCE DATE: 12/2/20	TIME: 10:00 am	PROJECT #: PA-20-17
STAFF CONTACT: Darren Wyss	FEE: \$350	

Pre-application conferences occur on the first and third Wednesdays 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 by 4:00pm at least **15** days before the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): 1593 Willamette Falls Dr. West Linn Oregon 97068

Brief Description of Proposal: We are wanting to combine our two 50' x 100' lots into one 100' x 100' lot and construct a 1,176 sq. ft. 3 car garage/art studio. We will also want to have a storage room under the structure fully below grade. We look forward to retiring here and

Applicant's Name: Fritz and Denise von Tagen *enjoy the willamette community.*

Mailing Address: 1102 SW Schaeffer Rd., West Linn, OR, 97068

Phone No: (971) 219-4915 Email Address: fdvontagen@gmail.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
- Access to and from the site, if applicable
- Scale
- Location of existing trees, highly recommend a tree survey
- Property dimensions
- Location of creeks and/or wetlands, highly recommend a wetland delineation
- Streets abutting the property
- Location of existing utilities (water, sewer, etc.)
- Conceptual layout, design and/or building elevations
- Easements (access, utility, all others)

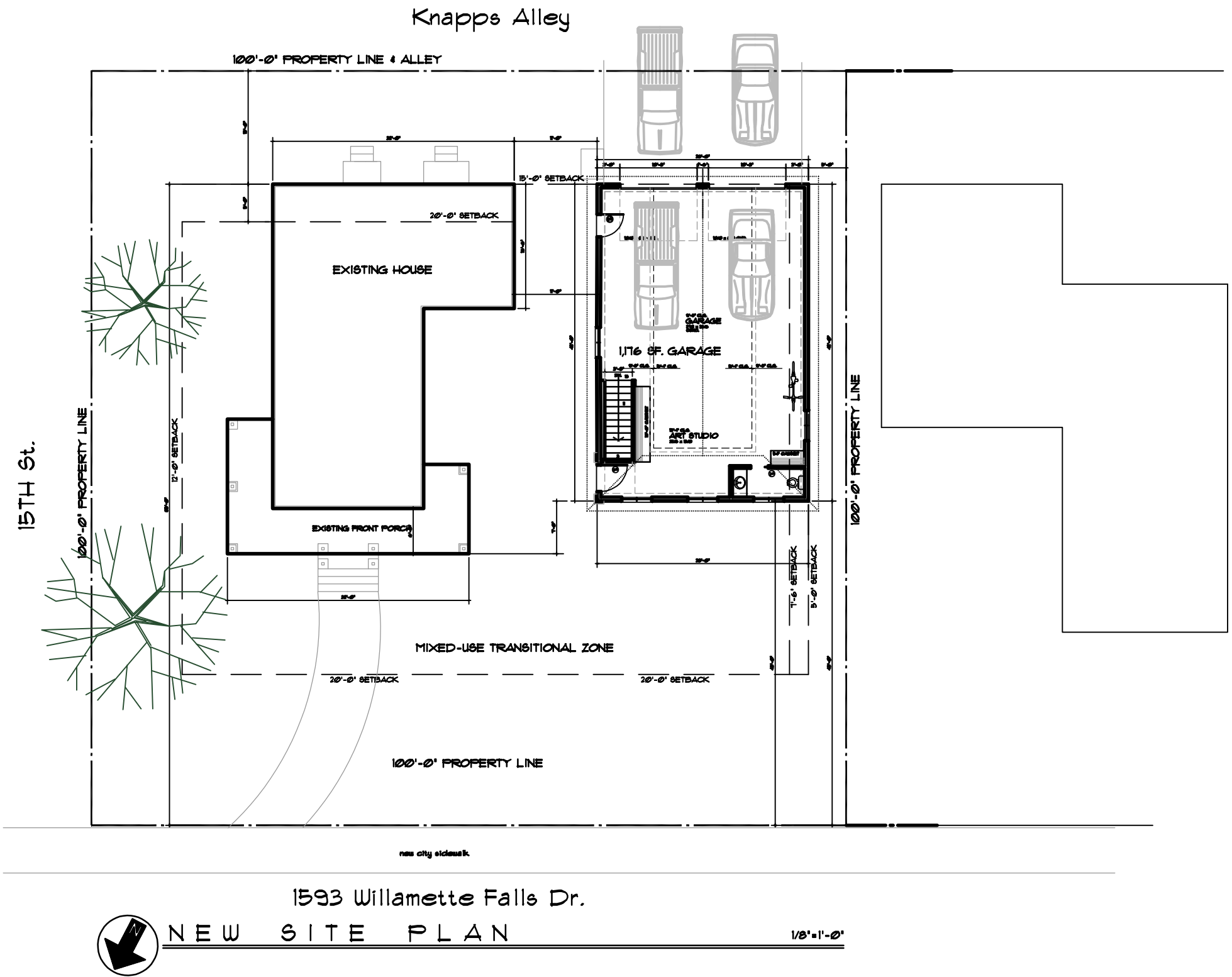
Please list any questions or issues that you may have for city staff regarding your proposal:

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

Denise von Tagen  
 Property owner's signature

Nov. 16, 2020  
 Date

Denise von Tagen  
 Property owner's printed name and mailing address  
 (if different from above)



1593 Willamette Falls Dr.

NEW SITE PLAN

1/8"=1'-0"



**KETH ABEL**  
KETH ABEL  
5757 FINCHTOP CT. LATE OAKWOOD, OR. 97037 784-5815  
kethabel@comcast.net

**Von Tagen Garage**  
1593 WILLAMETTE FALLS DR. IN WEST LINN, OR.  
DESIGNED FOR:  
**Fritz & Dee VonTagen**  
(971) 219-4915

NEW GARAGE 1,176 SF  
NEW STORAGE BASEMENT 1,176 SF

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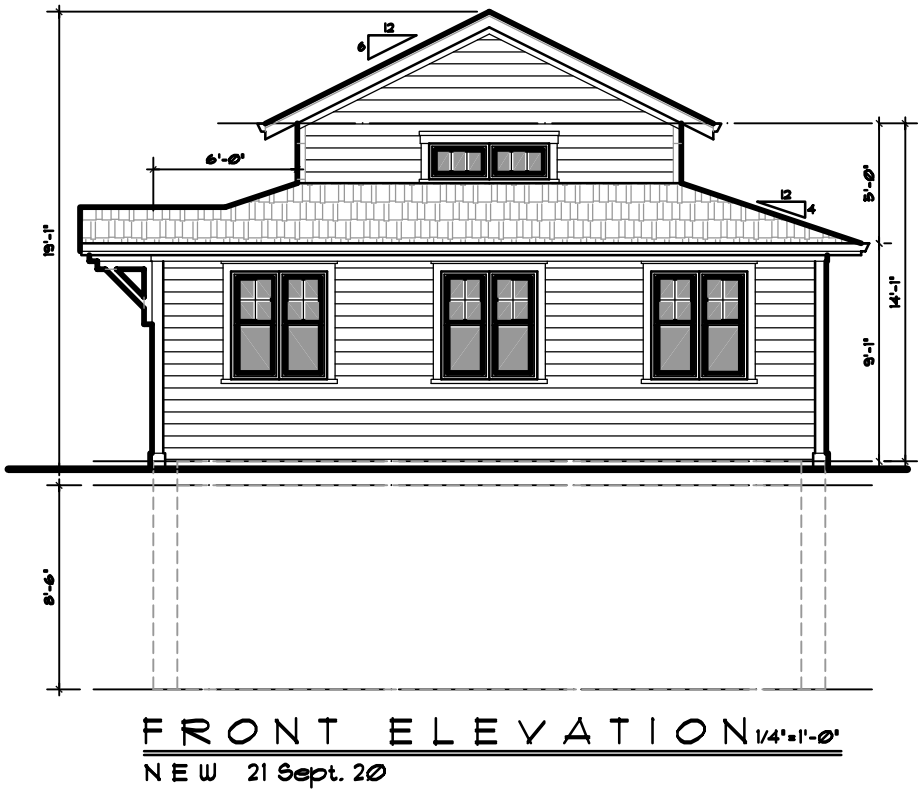
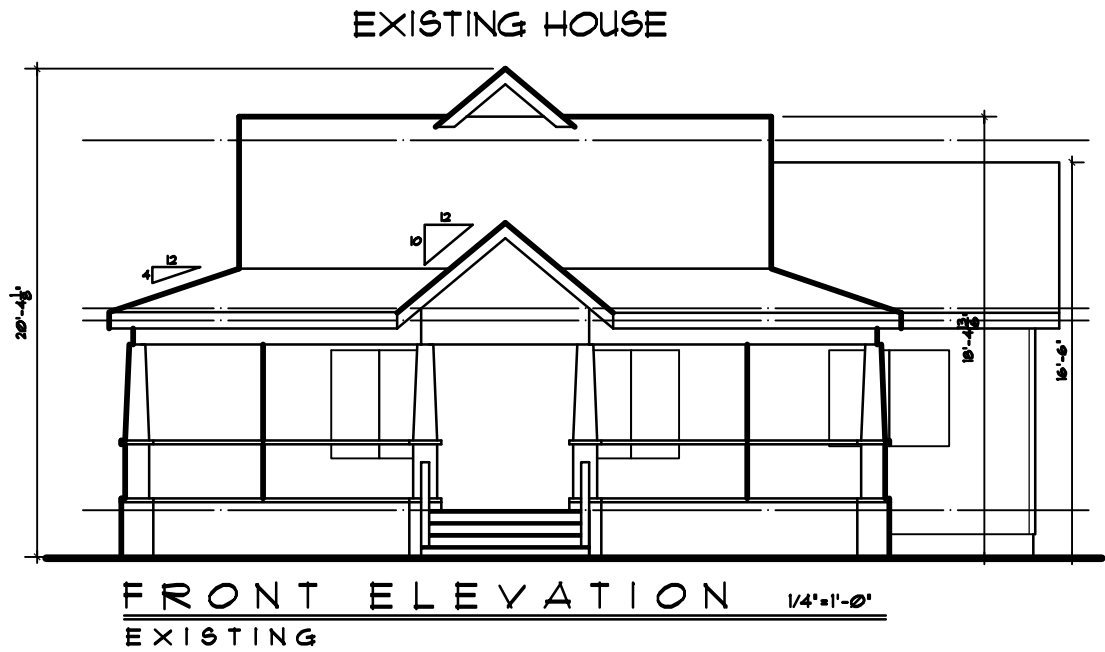
The site plan illustrates the layout of an existing house and a new addition within a 'MIXED-USE TRANSITIONAL ZONE'. The existing house is a large rectangular structure with a 20'-0" setback on its rear and side. The new addition consists of a 1,176 SF. GARAGE and an 18'-1" CLG. ART STUDIO (22'-6" x 15'-0"). The garage contains two cars, a 10'-0" x 6'-0" C.D., and a 10'-0" x 10'-0" C.D. The art studio includes a 10'-0" cabinet and a 10'-0" cabinet. The site is bounded by a 12'-0" SETBACK on the left and a 20'-0" SETBACK on the right. The overall dimensions of the site are 43'-0" wide and 43'-0" deep. The setbacks are 12'-0" on the left, 20'-0" on the right, 20'-0" on the front, and 20'-0" on the rear. The existing house has a 20'-0" setback on its rear and side. The new addition has a 15'-0" setback on its rear and side. The setbacks are 12'-0" on the left, 20'-0" on the right, 20'-0" on the front, and 20'-0" on the rear. The setbacks are 12'-0" on the left, 20'-0" on the right, 20'-0" on the front, and 20'-0" on the rear.

NOT FOR  
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BID DRAWINGS

**Von Tagen Garage**  
1593 WILLAMETTE FALLS DR IN WEST Linn, OR  
DESIGNED FOR:  
**Fritz & Dee VonTagen**

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**NEW GARAGE** 1,178 SQ. FT.  
**NEW STORAGE BASEMENT** 1,178 SQ. FT.



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5757 RIDGETOP CT. LAKE OSWEGO, OR. 97037 784-5815  
keithabel@comcast.net

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BID DRAWINGS  
CONSTRUCTION