

City of West Linn
PRE-APPLICATION CONFERENCE MEETING
Summary Notes
April 16, 2015

SUBJECT: Lot Line Adjustment (LLA) and Water Resource Area (WRA) permit at 2729 Magone Lane

FILE: PA-15-13

ATTENDEES: Applicant: Haley Flores
Staff: Peter Spir, Associate Planner

*The following is a summary of the meeting discussion provided to you from staff meeting notes. Additional information may be provided to address any "follow-up" items identified during the meeting. **These comments are PRELIMINARY in nature.** Please contact the Planning Department with any questions regarding approval criteria, submittal requirements, or any other planning-related items. Please note disclaimer statement below.*

Site Information

Site Address: 2729 Magone Lane
Tax Not No.: Tax lot 7300 of Assessor's Map 21E24CD
Area: 31,239 sq. ft.
Neighborhood: Bolton N.A.
Zoning: R-10
Applicable code: CDC Chapter 85: Lot Line Adjustment (LLA)
CDC Chapter 32: Water Resource Area (WRA)
CDC Chapter 11: R-10 (Single family residential zone)

Proposal

Mary S. Young Creek flows west to east along the northern half of this property. The applicant proposes to do a LLA with the adjoining property to the east followed by a WRA permit to allow construction of a single family home under the hardship provisions of CDC 32.110.

Process

The WRA permit requires meeting the standards of CDC Chapter 32. There is a WRA deposit fee of \$2,600. The LLA permit requires meeting the standards of CDC Chapter 85.210 and the dimensional standards of CDC Chapter 11.070. There is a LLA deposit fee of \$800 plus a final LLA plat review fee of \$200. The CDC is online at <http://westlinnoregon.gov/cdc>. The application form must be signed by all property owners.

N/A is not an acceptable response to the approval criteria. The submittal requirements may be waived, but the applicant must first identify the specific submittal requirement and request, in letter form, that it be waived by the Planning Manager and must identify the specific grounds for that waiver. Once the application and fee are submitted, the City has 30 days to determine if the application is complete or not. If the application is not complete, the applicant has 180

days to make it complete or provide written notice to staff that no other information will be provided.

Once the submittal is deemed complete, staff will provide notice per CDC Chapter 99. The Planning Manager will approve, approve with conditions or deny the application. Appeals of the Planning Manager's decision are heard by City Council.

Pre-application notes are void after 18 months. After 18 months with no application approved or in process, a new pre-application conference is required.

Typical land use applications can take 6-10 months from beginning to end.

DISCLAIMER: This summary discussion covers issues identified to date. It does not imply that these are the only issues. The burden of proof is on the applicant to demonstrate that all approval criteria have been met. These notes do not constitute an endorsement of the proposed application ***or provide any assurance of potential outcomes.*** Staff responses are based on limited material presented at this pre-application meeting. New issues, requirements, etc. could emerge as the application is developed. ***A new pre-application conference would have to be scheduled one that period lapses and these notes would no longer be valid. Any changes to the CDC standards may require a different design or submittal.***