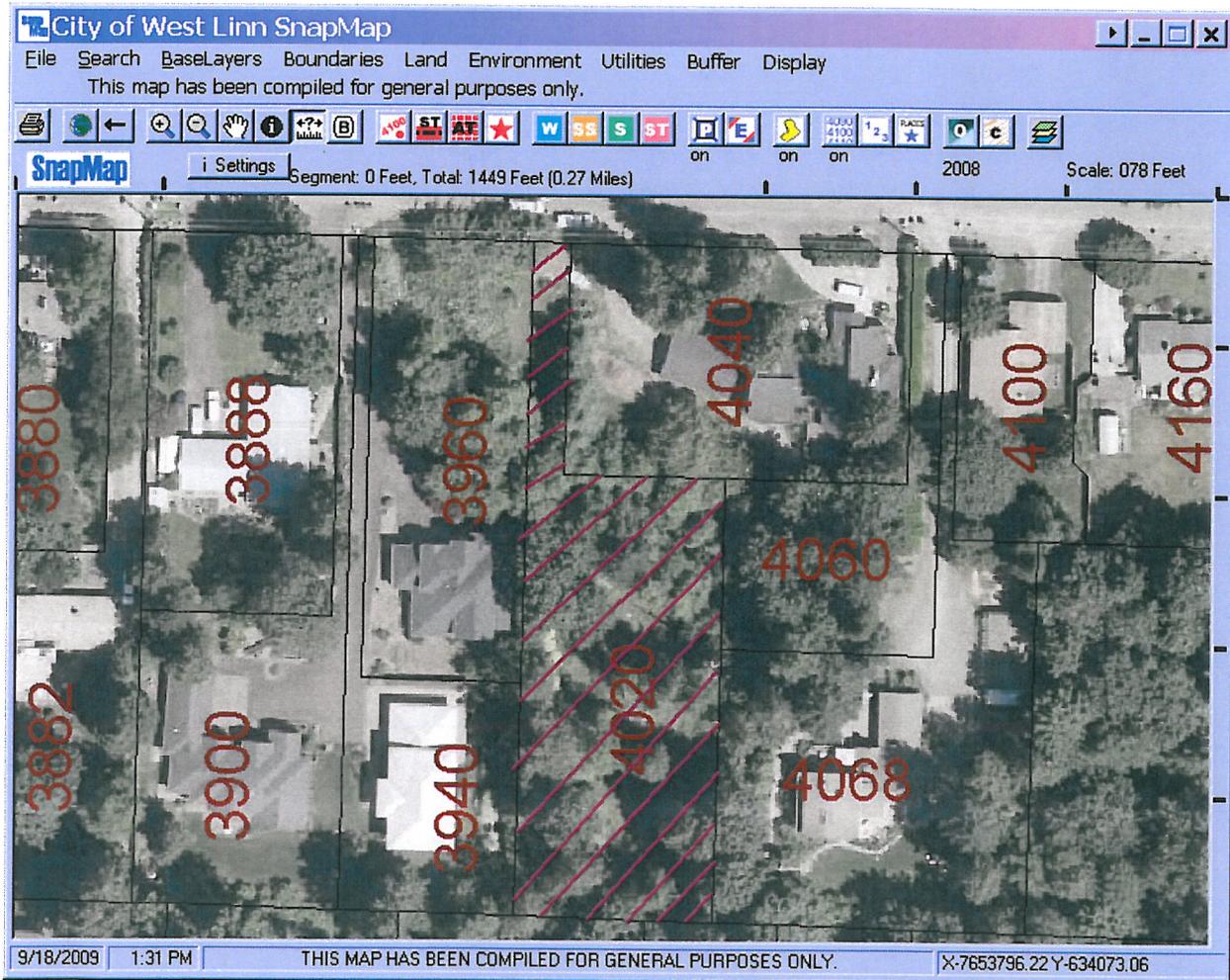


CITY OF WEST LINN
LAND USE PRE-APP CONFERENCE MEETINGS
THURSDAY, OCTOBER 1, 2009
CITY HALL
22500 SALAMO RD
WILLAMETTE CONFERENCE ROOM

9:00 a.m. New Home in Natural Drainage Way Area
Allen Whitbey Address: 4020 Kenthope Way (21E24BD00700)
(Willamette Neighborhood Assoc.)
PA-09-16 Planner: P. Spir



CITY OF WEST LINN PRE-APPLICATION CONFERENCE

DATE OF CONFERENCE	<u>10/1/09</u>	TIME OF CONFERENCE	<u>9:00</u>
FEE	<u>\$350⁰⁰</u>	PROJECT #	<u>PA-09-17</u>
		STAFF CONTACT	<u>P Spur</u>

(This section to be filled in by staff)

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.

APPLICANT'S NAME ALLEN WHITBEY PHONE NO. 971-235-3748
ADDRESS (or map/tax lot) OF SUBJECT PROPERTY 4020 KENTHORPE WAY (21E24BD00700)
APPLICANT'S MAILING ADDRESS 2104 18TH STREET WEST LINN 97068 TAX #
APPLICANT'S E-MAIL ADDRESS A.WHITBEY@ALLIANT-SYSTEMS.COM
BRIEF DESCRIPTION OF PROPOSAL: NEW HOME IN NATURAL DRAINAGE WAY

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.

Allen Whitbey
Property owner's signature

9/9/09
Date

2104 18TH STREET WEST LINN, OR 97068
Property owner's mailing address (if different from above)

are planted, then no more than 50% of the trees may be of the same species.

- F. The responsible party shall provide an appropriate level of assurance documenting that 80 percent survival of the plants has been achieved after three years, and shall provide annual reports to the Planning Director on the status of the revegetation plan during the three year period.

32.090

REDUCTION IN STANDARDS FOR HARDSHIP

The purpose of CDC Section 32.090 is to ensure that compliance with CDC Chapter 32 does not cause unreasonable hardship. To avoid such instances, the requirements of CDC Chapter 32 may be reduced. Reductions are also allowed when strict application of CDC Chapter 32 would deprive an owner of all economically viable use of land. The decision making authority may impose such conditions as are deemed necessary to limit any adverse impacts that may result from granting relief.

the authority shall be CDC

- A. Lots located completely inside the water resource area. Development may occur on lots located completely within the water resource area that are recorded with the County Assessor's Office on or before the effective date of this ordinance. Development shall disturb the minimum necessary area to allow the proposed use or activity, and in any situation no more than 5,000 square feet of the water resource area, including access roads and driveways, subject to the erosion and sediment control standards in CDC Chapter 31, and subject to a finding that the proposed development does not increase danger to life and property due to flooding and erosion.
- B. Lots located partially inside the water resource area. A reduction to avoid the loss of all economically viable use of a vacant lot recorded with the County Assessor's Office on or before the effective date of this ordinance that is partially inside the water resource area is permitted. Development on such lots shall not disturb more than 5,000 square feet of the water resource area, including access roads and driveways, subject to the erosion and sediment control standards of CDC Chapter 31. Applicants must

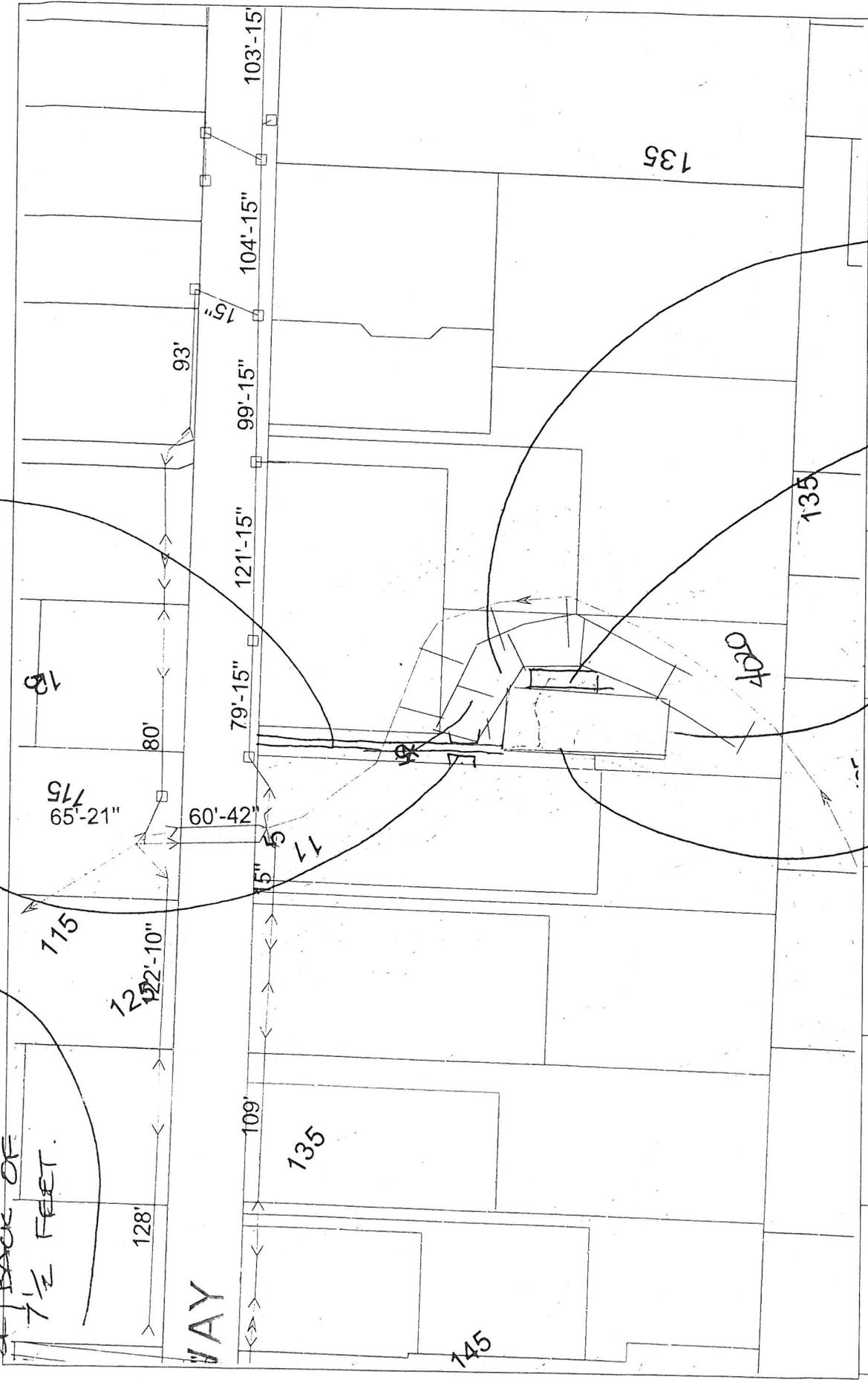
all non viability over

TABLE 32-1

RIPARIAN CORRIDOR
 TRANSITION AREA
 IS 100' + STRUCTURAL
 SETBACK OF
 7 1/2 FEET.

DRIVEWAY

BRIDGE



City of West Linn GIS (Geographic Information System), SnapMap Date: 8/6/2009
 MAP DISCLAIMER:
 This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Scale: 113 Feet

30' WIDE
 EXCLUSION ZONE
 FROM EDGE OF

DECKS



Scale: 113 Feet

City of West Linn GIS (Geographic Information System), SnapMap Date: 8/6/2009

MAP DISCLAIMER:
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CITY OF WEST LINN
22500 Salamo Rd.
West Linn, OR. 97068
(503) 656-4211

PLANNING RECEIPT
Receipt: # 934965
Date : 09/09/2009
Project: #PA-09-17
BY: WS

NAME : ALLEN WHITBEY
ADDRESS : 2104 18TH STREET
CITY/STATE/ZIP: WEST LINN, OR 97068
PHONE # : 971-235-3748

SITE ADD. : 4020 KENTHORPE WY

TYPE I HOME OCCUPATIONS		HO	\$	
PRE-APPLICATIONS	Level I (), Level II ()	DR	\$	350.00
HISTORIC REVIEW	Residential Major (), Minor (), New ()	DR	\$	
	Commercial Major (), Minor (), New ()			
SIGN PERMIT	Face (), Temporary (), Permanent ()	DR	\$	
SIDEWALK USE PERMIT		DR	\$	

APPEALS	Plan. Dir. Dec. (), Subdivsion (),	DR	\$	
	Plan Comm./City Coun. (), Nbhd ()			

LOT LINE ADJUSTMENT		LA	\$	
CITY/METRO BUSINESS LICENSE		BL	\$	

The following items are paid by billing against the up-front deposit estimate.
If the amount of time billed to your project exceeds the amount covered by the
deposit, additional payment may be required.

DESIGN REVIEW	Class I (), Class II ()	RD	\$	
VARIANCE	Class I (), Class II ()	RD	\$	
SUBDIVISION	Standard (), Expedited ()	RD	\$	
ANNEXATION	"Does Not Include Election Cost"	RD	\$	
CONDITIONAL USE		RD	\$	
ZONE CHANGE		RD	\$	
MINOR PARTITION		RD	\$	
MISCELLANEOUS PLANNING		RD	\$	

Boundry Adjustments	()			
Modification to approval	()	Water Resource		
Code Amendments	()	Area Protection	()	
Comp. Plan Amendments	()	Street Vacations	()	
Temporary Permit Admin.	()	Easement Vacations	()	
Temporary Permit Council	()	Will. River Greenway	()	
Flood Management	()	Tualatin River Grwy.	()	
Inter-Gov. Agreements N/C	()	Street Name Change	()	
Alter Non-Conforming Res.	()	Code Interpretations	()	
Alter Non-Conforming Comm.	()	Type II Home Occ.	()	
Measure 37 Claims	()	Planned Unit Dev. PUD	()	

TOTAL REFUNDABLE DEPOSIT		RD	\$	0.00
GENERAL MISCELLANEOUS Type:		PM	\$	

TOTAL	Check #	Credit Card (X)	Cash ()	\$	350.00
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