



CITY OF
West Linn

October 6, 2016

Tamara & Brian Glover
18414 Old River Landing
Lake Oswego, OR 97034

SUBJECT: Completeness determination for Willamette River Greenway and Flood Management Area permits for landscaping, patio replacement, and revegetation (WRG-16-07/MISC-16-05)

Dear Glovers:

On October 4, 2016, the Planning Department received the required plans and other submittal materials. This submittal fulfills the applicable requirements necessary to make a determination that **your application packet is now complete**. The City has 120 days to exhaust all local review; that period ends February 3, 2016.

Please be aware that a determination of a complete application does not guarantee a recommendation of approval from staff for your proposal as submitted – it signals that staff believes you have provided the necessary information for the Planning Director to render a decision on your proposal.

Staff will now prepare the public notice of the Planning Manager's decision. There will be a 20 day public notice period followed by the Planning Manager's decision. The notice should give you a better indication of expected decision date.

Please contact me at 503-723-2542, or by email at jarnold@westlinnoregon.gov if you have any questions or comments.

Sincerely,

A handwritten signature in black ink that reads "Jennifer Arnold".

Jennifer Arnold
Associate Planner