

FOR STAFF COMPLETION	
PROJECT NO.	AP-10-03
STAFF CONTACT	Zach PELZ
NON-REFUNDABLE FEE(S)	NA
REFUNDABLE DEPOSIT(S)	NA
TOTAL FEES	NA

DEVELOPMENT REVIEW APPLICATION

Type of Review (Please check all that apply):

- | | | |
|--|---|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Historic Review | <input type="checkbox"/> Quasi-Judicial Plan or Zone Change |
| <input checked="" type="checkbox"/> Appeal and Review * | <input type="checkbox"/> Legislative Plan or Change | <input type="checkbox"/> Street Vacation |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Lot Line Adjustment */** | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Design Review | <input type="checkbox"/> Minor Partition (Preliminary Plat or Plan) | <input type="checkbox"/> Temporary Uses * |
| <input type="checkbox"/> Easement Vacation | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Tualatin River Greenway |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities | <input type="checkbox"/> One-Year Extension * | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Final Plat or Plan | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Water Resource Area Protection/Wetland |
| <input type="checkbox"/> Flood Plain Construction | <input type="checkbox"/> Pre-Application Conference * | <input type="checkbox"/> Willamette River Greenway |
| <input type="checkbox"/> Hillside Protection and Erosion Control | | |

Home Occupation, Pre-Application, Sidewalk Use Application*, Sign Review Permit Application*, and Temporary Sign Permit Application require different or additional application forms, available on the City Website or at City Hall.

Site Location/Address Clackamas Co. Assessor's Map 21E 035C tax lots 100, 102, 200, 800	Assessor's Map No. 21E 035C Tax Lots 100, 102, 200, 800 Total Land Area 10.7 acres
Brief Description of Proposal Appeal of MISL-10-14/LLA10-03	
Owner Name & Address Savanna Oaks Neighborhood Association 2101 Greene St. West Linn OR 97068	<input type="checkbox"/> Check if this is the applicant. Phone (503) 635-0800 Email dahn@europa.com
Consultant Name & Address	<input type="checkbox"/> Check if this is the applicant. Phone Email

- All application fees are non-refundable (excluding deposit).
- The owner/applicant or their representative should be present at all public hearings.
- A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
- Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application. One (1) complete set of digital application materials must also be submitted on CD in PDF format.**
If large sets of plans are required in application please submit only two sets.

* No CD required / ** Only one copy needed

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. The applicant waives the right to the provisions of ORS 94.020. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

	Nov 3 2010
Applicant's signature	Date
Owner's signature	Date

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

PLANNING RECEIPT
 Receipt: # 936170
 Date : 11/03/2010
 Project: #AP-10-03
 BY: SR

NAME : SAVANNA OAKS, PRES DAVID RITTENHOUSE

ADDRESS : 2101 GREENE ST

CITY/STATE/ZIP: WEST LINN OR 97068

PHONE # : 503-635-0800

SITE ADD. : TANNER W, 21E035C, TL100, 102, 200, 800

TYPE I HOME OCCUPATIONS		HO	\$	
PRE-APPLICATIONS	Level I (), Level II ()	DR	\$	
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. (), Subdivision (),	DR	\$	0.00
	Plan Comm./City Coun. (X), 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.

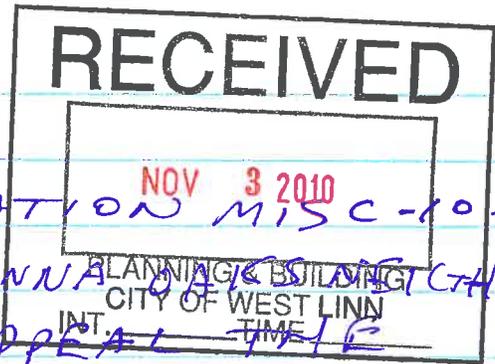
DESIGN REVIEW	Class I (), Class II ()	RD	\$	
VARIANCE	Class I (), Class II ()	RD	\$	
SUBDIVISION	Standard (), Expedited ()	RD	\$	
ANNEXATION	"Does Not Include Election Cost"	RD	\$	
CONDITIONAL USE		RD	\$	
ZONE CHANGE		RD	\$	
MINOR PARTITION		RD	\$	
MISCELLANEOUS PLANNING		RD	\$	

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 ()	Cash ()	\$	0.00
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NOVEMBER 3, 2010



PER THE APPLICATION MISC-10-14
CLA-10-03 THE SAVANNA OAKS NEIGHBORHOOD ASSOC.
ASSOC. WISHES TO APPEAL THE
PLANNING COMMISSIONS DECISION TO
APPROVE THIS EXTENSION OF THIS
APPLICATION.

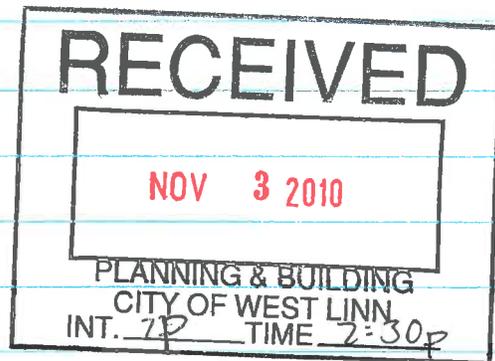
THE SAVANNA OAKS NEIGHBORHOOD ASSOC.
(SONA) TESTIFIED AT THE PLANNING
COMMISSION HEARING OF THIS APPLICATION
AND THEREFORE ^{HAS} STANDING ON THIS
ISSUE PROVIDED BY SECTION 99.140 IN
THE WEST LINN CDC. THEREFORE WE HAS
SATISFIED THE REQUIREMENTS OF 99.250 CDC.

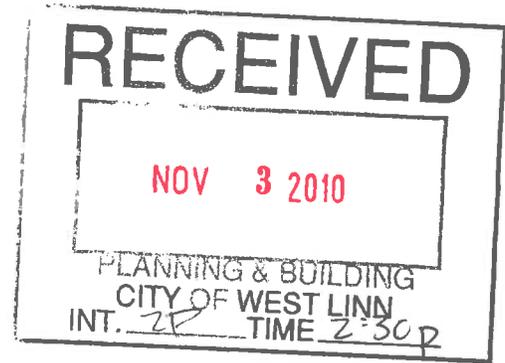
David E. Rittenhouse

DAVID E. RITTENHOUSE

PRESIDENT SAVANNA OAKS NEIGHBORHOOD ASSOC.

NOV 3, 2010





Savanna Oaks Neighborhood Assoc.

2101 Greene Street West Linn OR 97068

2010-11-01

SAVANNA OAKS NEIGHBORHOOD ASSOCIATION MINUTES EMERGENCY MEETING OF NOVEMBER 1, 2010

CALL TO ORDER. President David Rittenhouse called the meeting to order at 7:00 PM at the Rosemont room in the West Linn City Hall. Other officers in attendance: Ken Pryor, Vice President, and Toby Koldstad, Secretary.

QUORUM DATA. SONA Quorum number is eight ten members where present. Members present David Rittenhouse, Alex Mc Murtrie, Jeff Hudson, Toby Kolstad, Ken Pryor, Sherry Pryor, Barbara Udell, Roberta Schwarz, Jin Lue, Fanny Zhen.

TREASURER'S REPORT. n/a

POLICE REPORT. n/a

ANNOUNCEMENTS. n/a

PRESIDENTS REPORT. David Rittenhouse SONA President, explained that it had been discovered that the timing of the Tannler West application would not allow the membership at a regular meeting to vote to discuss the application and to continue to oppose and or appeal as the deadline fell one day ahead of the normal first Thursday of the month meeting time. Therefore, an emergency meeting was required. Notice of the emergency meeting was emailed out over a week in advance to membership on Sunday October 24, 2010.

The concerns of the Neighborhood Association have not been corrected at the Planning Commission. The concerns where Traffic CDC 55.100(I)(1), Noise CDC 55.100(D), Drainage/Slope CDC 55.100(B)(3), Staged development, CDC sections 85.110 or 99.125 which allow projects to be built in stages and could allow for long term partially developed properties. The "canyon" effect on Blankenship. Building "A" is proposed to be located very near to Blankenship Road. Building "A" is proposed at 55 feet tall-the maximum allowed by code. It will sit atop a 24-foot multi-level retaining wall. What will result is a nearly 80 foot tall structure (effectively 7 stories) that towers over Blankenship Road. Worse than Blackhawk 2 blocks down the street creating a canyon effect. The concern for a closed water treatment facility. The application calls for a covered catch basin, city preference is for an open catch basin, open catch basins are easier to monitor and maintain. Lastly the Neighborhood Assoc. is concerned about the open space on the Northern edge of the property. We feel that the continued viability of the green-space is much better in City Parks Department hands than the developer.

The resolution is as follows: We the Savanna Oaks Neighborhood Association appeal the West Linn Planning Commission approval of the two year extension of Tannler West MISC-10-14 LLA-10-03 for traffic concerns, staged development, noise, drainage/slope, canyon effect on Blankenship Road, lack of a open catch basin and concern of the long term viability of the green-space on the northern edge of the property.

Motion: Roberta Schwarz

Second: Ken Pryor

Vote outcome: Approved unanimous 10-0

Submitted by SONA President David Rittenhouse 503-635-0800,
daver@europa.com.

SONA Emergency Meeting November 1, 2010