

## DEVELOPMENT REVIEW APPLICATION

| For Office Use Only                  |                                   |                      |
|--------------------------------------|-----------------------------------|----------------------|
| STAFF CONTACT<br><i>PETER SPUR</i>   | PROJECT NO(S).<br><i>WA-13-03</i> |                      |
| NON-REFUNDABLE FEE(S)<br><i>2600</i> | REFUNDABLE DEPOSIT(S)<br><i>0</i> | TOTAL<br><i>2600</i> |

**Type of Review** (Please check all that apply):

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Annexation (ANX)<br><input type="checkbox"/> Appeal and Review (AP) *<br><input type="checkbox"/> Conditional Use (CUP)<br><input type="checkbox"/> Design Review (DR)<br><input type="checkbox"/> Easement Vacation<br><input type="checkbox"/> Extraterritorial Ext. of Utilities<br><input type="checkbox"/> Final Plat or Plan (FP)<br><input type="checkbox"/> Flood Management Area<br><input type="checkbox"/> Hillside Protection & Erosion Control | <input type="checkbox"/> Historic Review<br><input type="checkbox"/> Legislative Plan or Change<br><input type="checkbox"/> Lot Line Adjustment (LLA) */**<br><input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan)<br><input type="checkbox"/> Non-Conforming Lots, Uses & Structures<br><input type="checkbox"/> Planned Unit Development (PUD)<br><input type="checkbox"/> Pre-Application Conference (PA) */**<br><input type="checkbox"/> Street Vacation | <input type="checkbox"/> Subdivision (SUB)<br><input type="checkbox"/> Temporary Uses *<br><input type="checkbox"/> Time Extension *<br><input type="checkbox"/> Variance (VAR)<br><input checked="" type="checkbox"/> Water Resource Area Protection/Single Lot (WAP)<br><input type="checkbox"/> Water Resource Area Protection/Wetland (WAP)<br><input type="checkbox"/> Willamette & Tualatin River Greenway (WRG)<br><input type="checkbox"/> Zone Change |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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

**Site Location/Address:**

*4744 Chestnut St.*

Assessor's Map No.: *22E31BB00600*  
 Tax Lot(s): *06576013*  
 Total Land Area: *5012 S/F*

**Brief Description of Proposal:**

*Set back change in WRA*

**Applicant Name:**

(please print) *David Burnett*

Phone: *503-656-4584*

Email: *Daveburnett27@gmail.com*

Address: *2764 Sunset Ave West Linn, OR 97068*

**Owner Name (required):**

(please print) *Same*

Phone: *11*

Email: *11*

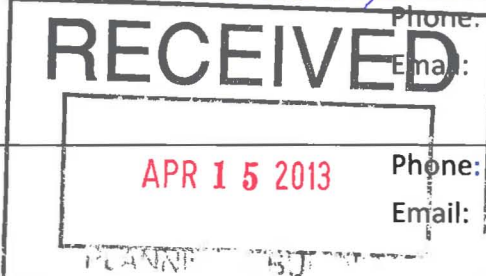
City State Zip:

**Consultant Name:**

(please print)

Address:



City State Zip:



1. All application fees are non-refundable (excluding deposit). **Any overruns to deposit will result in additional billing.**
2. The owner/applicant or their representative should be present at all public hearings.
3. A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
4. **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 hard-copy set 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. 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.

|                                                                                                               |      |                                                                                                                      |                        |
|---------------------------------------------------------------------------------------------------------------|------|----------------------------------------------------------------------------------------------------------------------|------------------------|
| Applicant's signature<br> | Date | Owner's signature (required)<br> | Date<br><i>4-14-13</i> |
|---------------------------------------------------------------------------------------------------------------|------|----------------------------------------------------------------------------------------------------------------------|------------------------|



A MIRROR IMAGE OF THIS PLAN



Price Category  
**Plan 2111A**  
 Brentwood



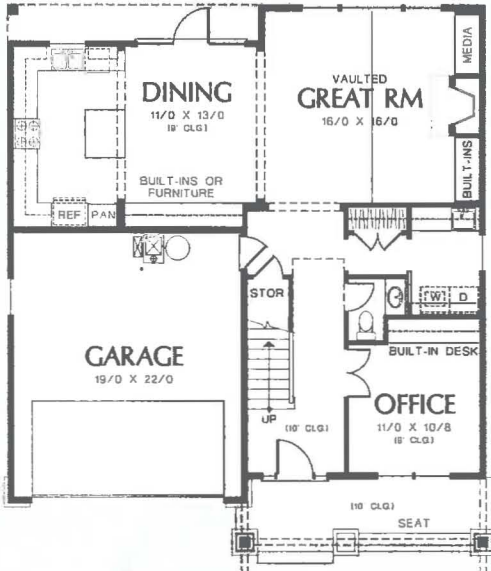
|             |              |
|-------------|--------------|
| Upper Floor | 885 Sq. Ft.  |
| Main Floor  | 1117 Sq. Ft. |
| Total Area  | 2002 Sq. Ft. |
| Width 40'   | Depth 45'    |
| Height 26'  | Crawlspace   |

**EFFICIENT BUNGALOW**

Paying tribute to the charming bungalows designed by California architects Charles Sumner Greene and Henry Mather Greene, this efficient home allows even those on a budget to enjoy great style. Gable-end brackets and rafter tails punctuate the roofline on all sides of the home and are offset by horizontal lap siding in varying widths. Stone-clad pedestals provide solid support for the flared columns of the front porch resulting in an authentic look.

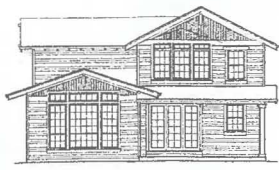
Like many of the early Craftsman homes, the design is efficient and the footprint is square, which helps control building costs. The living spaces flow together at the rear of the home and are replete with amenities. The kitchen includes an island counter, the dining room offers a built-in hutch and French doors, and the great room provides a fireplace, vaulted ceiling, and built-in cabinets. An office, powder room, and laundry room are clustered together at the front of the main level.

The upper level contains three bedrooms, placed at separate ends of the staircase landing and hallway, for privacy. The master suite includes a wall of windows with transoms, a walk-in closet, and a private bath with large shower. The secondary bedrooms share a bath that has separate compartments for the sink and the tub and toilet.



45'

40'



ALAN MASCORD DESIGN ASSOCIATES, INC.  
 1305 NW 18th Ave., Portland, OR 97209 • 503.225.9161 • fax 503.225.0933  
 www.mascord.com

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March 25, 2013

burnettdave-13-1-cms

Dave Burnett  
[Daveburnett27@gmail.com](mailto:Daveburnett27@gmail.com)

**GEOTECHNICAL REPORT ADDENDUM  
4744 Chestnut Street - West Linn, Oregon**

We appreciate the opportunity to present this addendum to our geotechnical report for the project dated March 14, 2013, per your authorization. The addendum was requested to address the house setback from the small drainage ditch at the west of the property.

Based on the soil conditions encountered (test pit TP-2) suitable soil bearing is present at depths below 2.5 feet (where root content drops) in this vicinity in medium stiff silt. This test pit was completed within roughly 25 feet of the small drainage ditch. The soils at the base of the drainage ditch were observed to be similar if not better, with basalt fragments of cobble and small boulder size present. Neither of these conditions, combined with the gentle site topography, would result in erosion which would likely propagate more than 5 feet from the ditch. Based on the preceding observations, and to accommodate excavation and stem-wall backfill, we recommend a setback of at least 10 feet from the drainage onto the preceding medium stiff silt or better at a depth of at least 2.5 feet. Current plans call for a setback of 35 feet, which more than meet this criteria.

The Limitation of our report apply. Please contact us if you have any questions.

Sincerely,



Don Rondema, MS, PE, GE  
Principal



David Burnett  
2764 Sunset Ave  
West Linn, Or 97068

April 14, 2013

To: Planning Department City of West Linn,

We are asking the Planning Director to approve an approximate 30 ft rear set back from a small seasonal ditch/stream for a new single family home at 4744 Chestnut St., West Linn, OR.

32.05 A. See attached site plan by Ztech Engineers Inc.,

32.05 B. Storm water will flow into an approved rain garden (see attached).

32.05 C. Four trees within the WRA will need to be removed in order to facilitate construction (See attached).

32.05 D. The set back will be over 15ft.

32.05 E. Slope is 0-25%

32.05 F. There are no proposals that meet these criteria.

32.05 G. We are proposing the installation of silt fence 25ft from the creek during construction.

32.05 H. There are no proposals that meet these criteria.

32.05 I. We are not proposing any disturbance of the stream.

32.05 J. Erosion control measures will be conducted by a licensed contractor and all work done shall be in compliance with West Linn CDC 31. i.e., Install silt fence along low end of work area, install gravel construction entrance, cover excess soil with plastic sheeting etc.

32.05 K. We will comply with CDC 32.07 and 32.08 as required.

32.05 L. The set back will be over 15ft and will include a deck (see attached).

32.05 M. A storm water treatment facility is not proposed.

32.05 N. We are not proposing a land division. This will not apply.

32.05 O. A front yard setback of 15ft is requested in order to limit disturbance to the WRA.



32.05 P. This requirement will be met if needed.

32.06 Site plan (see attached).

32.07 Mitigation plan (see attached).

32.08 Revegetation plan. We will comply with this section as required.

32.09A The building lot is not entirely inside the water resource area.

32.09B 1. The proposed single family home will be two story, 2002 square feet, three bedroom, two bath, two car garage. According to our analysis of real estate market conditions coupled with the current high cost of construction (including fees) we will be constructing a home that has the smallest footprint available while meeting market demand for an appealing three bedroom, two bath home. As of today, this would be the smallest single family home under construction in the City of West Linn. We propose the house footprint set at the 15ft minimum from the front lot line and at the 5ft minimum side yard set back thereby limiting encroachment into the water resource while maintaining economic viability.

32.09B 2. Adjusting the house plans in order to comply with a 50ft set back in the rear where the water resource is located would significantly reduce the size of the home to about 885sq ft. Given the high cost of construction and real estate market conditions, this would not be economically viable at this time.

32.09B 3. Erosion control measures will be conducted by a licensed contractor and all work done shall be in compliance with West Linn CDC 31. i.e., Install silt fence along low end of work area, install gravel construction entrance, cover excess soil with plastic sheeting. Also at no time will the maximum 5000sqft of water resource area be disturbed.

32.09C 1. The setback will be over 15ft.

32.09C 2. This provision will be met if required.

32.09D A variance should not be required.

32.10 We recognize the City of West Linn has the right to enforce the CDC with penalty(s).

Attached is a report addendum by Geotech Solutions Inc., with their analysis of the site conditions. Thank you for your consideration.

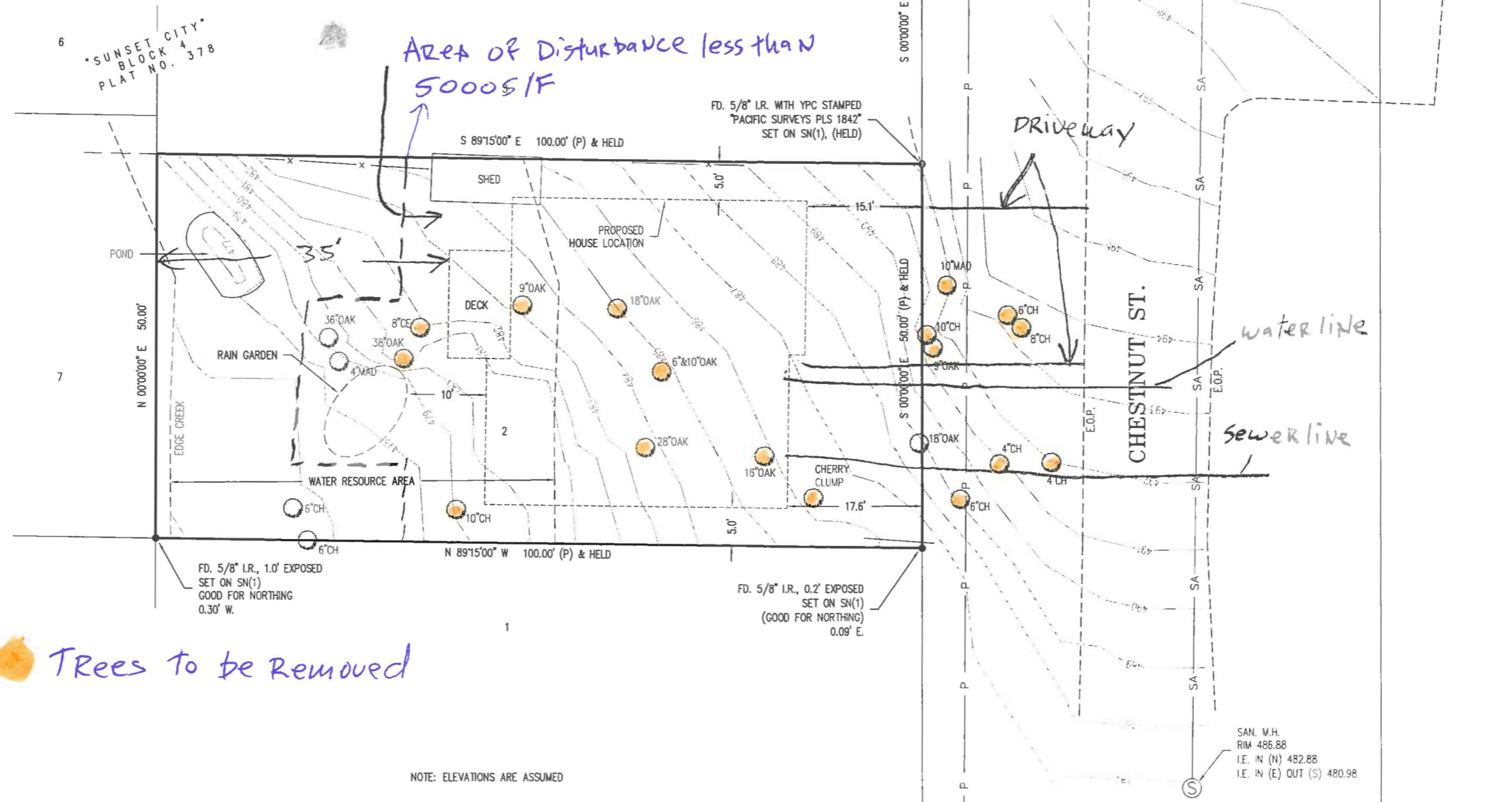
Sincerely,



David Burnett

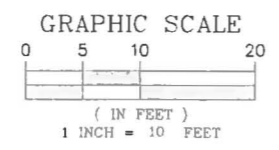
**LEGEND:**

- MONUMENTS FOUND AS NOTED
- I.R. IRON ROD
- I.P. IRON PIPE
- FD. FOUND
- (M) MEASURED
- YPC YELLOW PLASTIC CAP
- SN(1) SN 19405
- R(1) B.T. ENTRY 2008-099
- (P) PLAT OF "SUNSET CITY"
- ⊗ EXISTING FIRE HYDRANT
- ☆ EXISTING LIGHT POLE
- ⊕ EXISTING POWER POLE
- WV ⊕ EXISTING WATER VALVE
- WM □ EXISTING WATER METER
- EXISTING TREE
- CE CEDAR
- CH CHERRY
- MAD MAPLE
- E.O.P. EDGE OF PAVEMENT
- (XXXXXX) EXISTING SPOT ELEVATION
- XXX--- EXISTING CONTOUR
- SA--- EXISTING SEWER
- CB □ EXISTING CATCH BASIN
- W--- EXISTING WATER
- P--- EXISTING POWER
- x--- EXISTING FENCE
- ⊙ EXISTING STORM MANHOLE
- ⊙ EXISTING SANITARY MANHOLE



*Trees to be Removed*

NOTE: ELEVATIONS ARE ASSUMED



|        |         |
|--------|---------|
| JOB#:  | W3095-1 |
| DATE:  | 2-5-13  |
| SCALE: | 1"=10'  |
| DRAWN: | JHH     |
| CHKD:  | CCF     |
| FILE:  | W3095-1 |
| PLOT:  | 4-9-13  |

**ZTEC ENGINEERS INC.**  
 3737 S.E. 8TH AVE., PORTLAND, OREGON 97202  
 PH: (503) 235-8795 FAX: (503) 233-7889

LOT 2, BLOCK 4 OF "SUNSET CITY" LOCATED IN THE  
 N.W. 1/4 OF SECTION 33, T.2S., R.2E., W.M.,  
 IN THE CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR

*Chris Fischborn*

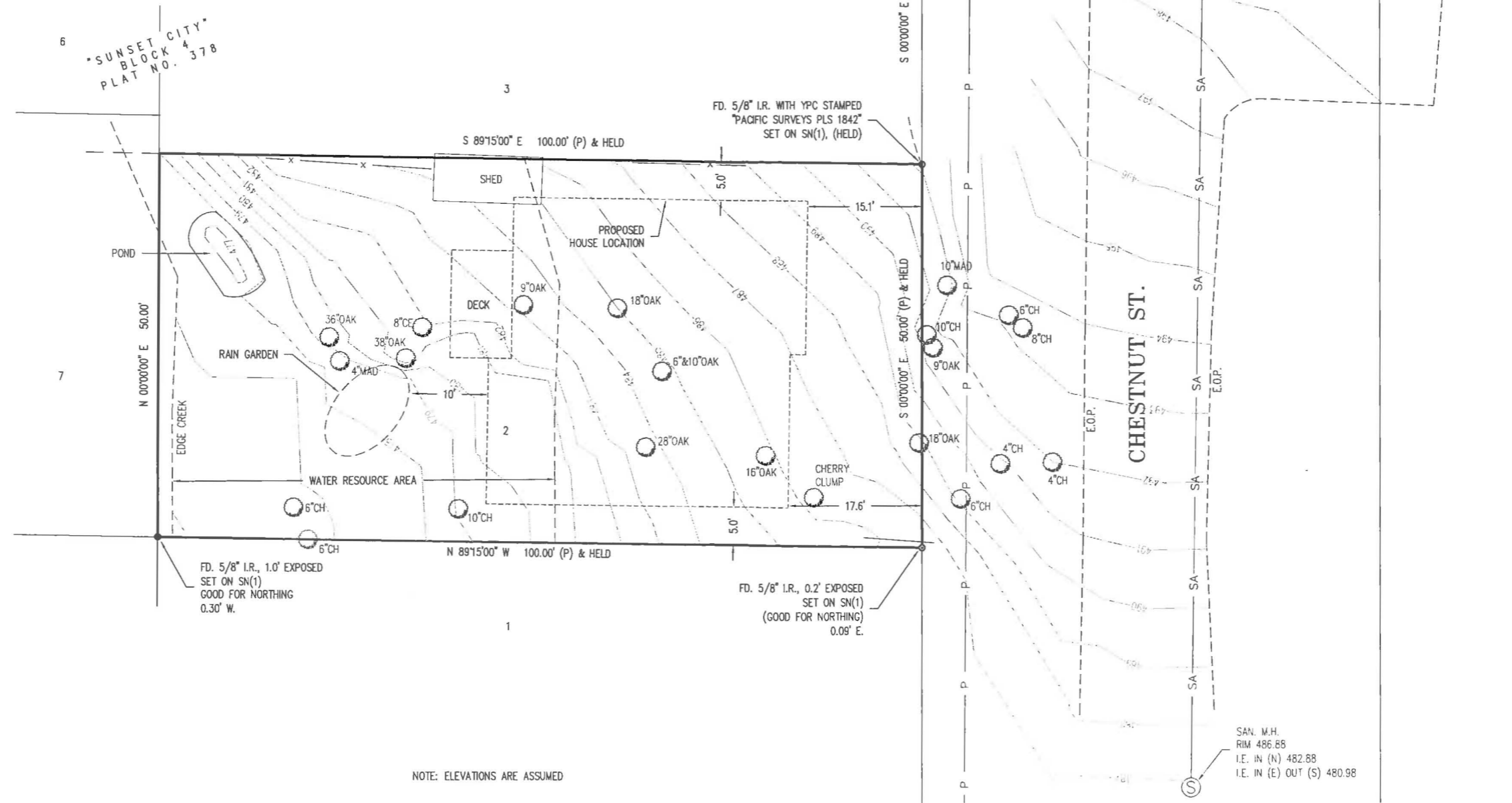
OREGON  
 JULY 17, 1981  
 CHRIS FISCHBORN  
 1944  
 RENEWAL DATE: 1/1/2014

DAVE BURNETT

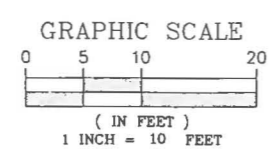
TOPOGRAPHY

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