

City of West Linn
PRE-APPLICATION CONFERENCE MEETING
SUMMARY NOTES
April 6, 2017

SUBJECT: Application for a 5 unit attached multi-family housing development and Class I variance for lot size at 0 Noble Lane (adjacent to 20322 Noble Lane).

FILE: PA-17-13

ATTENDEES: Applicants: Investco Realty Group: Ali & Nina Ladha
Staff: Jennifer Arnold (Planning), Amy Pepper (Engineering)

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: 0 Noble Lane (adjacent to 20322 Noble Lane) (21E26D tax lot 0402)

Site Area: 17,517 square feet

Neighborhood: Parker Crest NA

Comp. Plan: High density residential

Zoning: R-3 (Single Family and Multiple-Family Residential / 3,000 square foot minimum lot size)

Applicable code: CDC Chapter 15: R-3
CDC Chapter 55: Design Review- Class II
CDC Chapter 75: Variances and Special Waivers-Class I variance
CDC Chapter 99.060(B)

PROJECT DETAILS:

The proposal is to develop multi-family housing similar to the surrounding development of Hoodview Estates. Development on this lot would require dedications along Hoodview Avenue and Noble Lane. This dedication would adjust the front and side property lines behind the existing sidewalks. The applicant proposes two options for this development. Option 1: develop one structure with 5 housing units on the one unit of land. This would require a Class I variance to allow for 5 units on less than 15,000 sq. ft. of land. Option 2: would be to construct one multi-family structure with 4 units to avoid the Class I variance because the site would be over 12,000 sq. ft. This development would require extension of the existing sewer line on Noble Lane to the proposed site.

Engineering/TVFR Comments: Contact Amy Pepper at apecpper@westlinnoregon.gov for Engineering comments and Ty Darby at tdarby@tvfr.com for TVFR comments.

PROCESS:

The application requires a neighborhood meeting per CDC 99.038. Please follow those requirements very carefully. Contact the Parker Crest Neighborhood Association, at ParkerCrestNA@westlinnoregon.gov

Land use applications include a Class II Design Review (Chapter 55) and a Class I Variance (Chapter 75). The CDC is online at <http://westlinnoregon.gov/cdc>.

A traffic study may be required. The applicant should verify CDC Chapter 48.025 for requirements.

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. The waiver may or may not be granted by the Planning Director. Waivers may also be subsequently overruled by the decision making body.

Submit the application to the Planning Department with an application form signed by the property owner. The Class II Design Review permit application deposit/fee is as follows: Based on construction value (CV), less than \$100,000 of CV the deposit is 4% of CV (\$2,000 minimum deposit); CV of \$100,000<\$500,000 the deposit is 4% of CV (\$8,000 Maximum deposit); CV of \$500,000+ the deposit is \$4,000 plus 4% of CV (\$20,000 maximum deposit); an inspection fee is assessed for all projects with a fee of \$300. An application fee for the Class I variance is \$825.

Once the application and deposit/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. For a standard design review application, staff will schedule a public hearing with the Planning Commission. Appeals of the Planning Commission's decision on a standard subdivision application are heard by City Council.

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.**