

CITY OF WEST LINN
PRE-APPLICATION CONFERENCE MEETING
SUMMARY NOTES
July 21, 2022

SUBJECT: Subdivision
FILE: PA-22-21
ATTENDEES: Applicant: David and Gabrielle Maher
Staff: John Floyd (Planning), Lynn Schroder (Planning); Benjamin Gardner (Planning);
Public: N/A

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: 4060 Kenthorpe
Tax Lot No.: 21E24BD00402
Site Area: 11,601 SF per Partition Plat No. 1995-113 / 12,105 SF per Clackamas County Assessor
Neighborhood: Robinwood Neighborhood Association
Comp. Plan: Low Density Residential
Zoning: Single-Family Residential Detached, R-10
Zoning Overlays: N/A
Applicable CDC Chapters: Chapter 11: Single-Family Residential Detached, R-10
Chapter 32: Water Resource Area Protection
Chapter 48.030 and 060: Access, Egress and Circulation
Chapter 96: Street Improvements
Chapter 99: Procedures for Decision Making: Quasi-Judicial

Site Description

Research of the site revealed the following:

- The site appears to have been created in 1995 through a lot line adjustment and Partition Plat No. 1995-113 (LLA-94-21/MIP-94-16). Please review for relevant conditions of approval (see attached decision).
- The property is partially covered by trees and slopes down to the west towards Trillium Creek that bisects the property near the western boundary. This segment of the creek is designated a significant riparian corridor. Therefore, Chapter 32 (Water Resource Area). Location of the wetland will need to be verified with a survey.
- The site is not within a Habitat Conservation Area (HCA)
- City wetland inventories do indicate the presence of a wetland on site. The application materials also included a preliminary site evaluation/wetland determination by Environmental Management Services, Inc. (dated July 6, 2022) that determined no wetlands were present on site.

Project Details

The proposal is to construct a single-family home with a three-car garage walk-out basement on the slope. Water, sewer, and stormwater are available in Kenthorpe. Street improvements will be required along the lot frontage, effectively a driveway apron.

Discussion:

Topics of conversation included the following:

- Desired use of the site
- Utility availability, street improvements, and stormwater requirement

- Whether tree removal was allowed to construct the home
- The presence of a Water Resource Area on the site (all land within 100 feet of ordinary high water or Trillium Creek)
- The eligibility of the site for the Hardship Provisions of the Water Resource Area regulations ([CDC 32.110](#))
- Application requirements and process. City staff indicated a survey, geotechnical report, TVF&R Service Provider Permit will be required as part of the application
- Water Resource Area Hardship Provisions in CDC 32.110

Required Application Materials are set forth in [CDC 32.050](#) which include, but are not limited to, the following:

- Application Form
- Survey and Proposed Site Plan containing minimum content set forth in CDC 32.050
- Geotechnical Report
- Construction Management Plan
- A mitigation and revegetation plan
- A compliance narrative that lists all approval standards and criteria and provides findings demonstrating compliance. Relevant chapters are listed below under “Process”, and please pay particular attention to CDC 32.110 (Hardship Provisions)

Per our conversation, tree removal may occur within the maximum disturbed area (5,000 square foot or 30% of the land within the water resource area boundaries), and decks over 30 inches may cantilever five feet into the WRA.

Building: For building code and ADA questions, please contact Adam Bernert at abernert@westlinnoregon.gov or 503-742-6054 or Alisha Bloomfield at abloomfield@westlinnoregon.gov or 503-742-6053.

Engineering: Water, sewer, and stormwater are available in Kenthorpe through existing lines. Compliance with stormwater regulations will be required. For more information or questions, please contact Maryna Asuncion at 503-722-3436 or masuncion@westlinnoregon.gov.

Tualatin Valley Fire & Rescue: Please contact Jason Arn at jason.arn@tvfr.com or 503-259-1510 with any questions. Note that a **Service Provider Permit** must be presented with the application in order for the application to be deemed complete. <https://www.tvfr.com/399/Service-Provider-Permit>

Process: For the proposal, address the submittal requirements and standards for decision making in the Community Development Code (CDC) chapters:

- Chapter 11: Single-Family Residential Detached, R-10
- Chapter 32: Water Resource Area Protection
- Chapter 48.030 and 060: Access, Egress and Circulation
- Chapter 96: Street Improvements
- Chapter 99: Procedures for Decision Making: Quasi-Judicial

When preparing the compliance narrative, 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 fee for a Water Resource Area Permit is \$2,600.

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 complete, the City has 120 days from the date of completeness to make a final decision on the application.

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. Pre-application notes are void after 18 months. After 18 months with no application approved or in process, a new pre-application conference is required. Any changes to the CDC standards may require a different design or submittal.

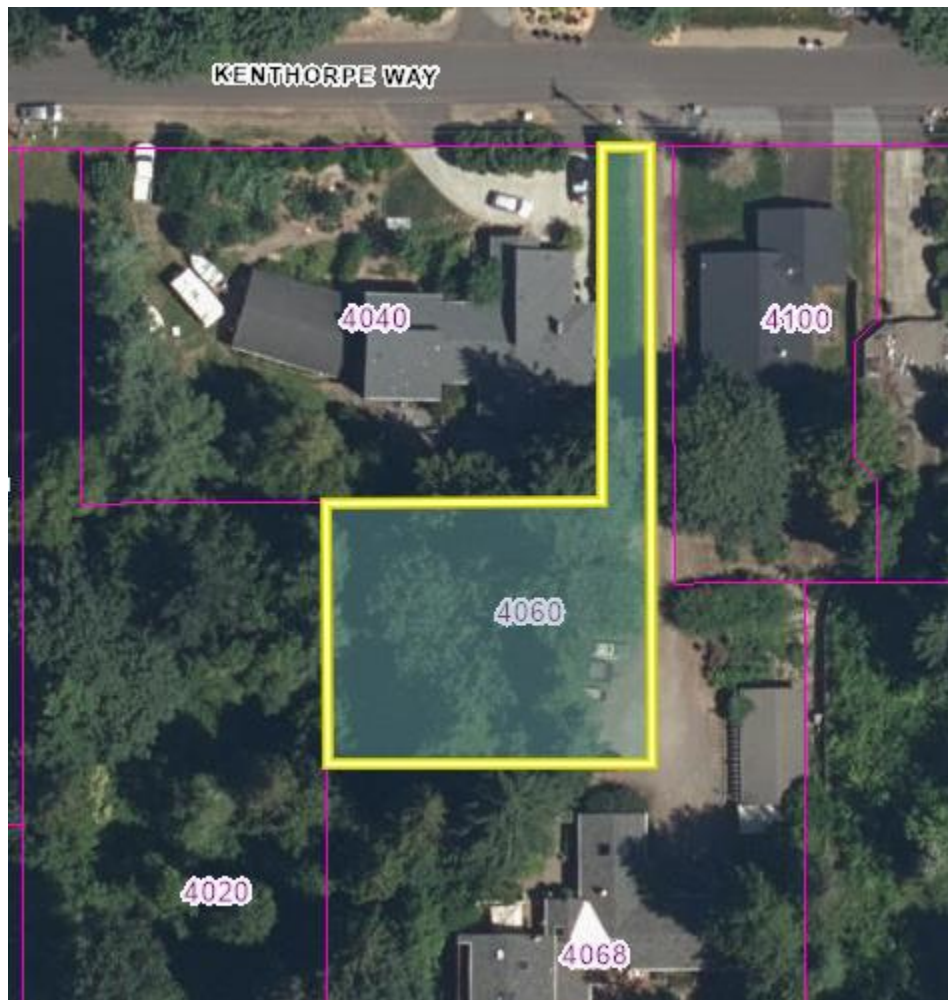


PRE-APPLICATION CONFERENCE

Thursday, July 7, 2022

City Hall*
22500 Salamo Road

10:00 am: **Proposed Wetland Area Protection Permit for a New Home Construction**
Applicant: **David and Gabrielle Maher**
Property Address: **4060 Kenthorpe**
Neighborhood Assn: **Robinwood Neighborhood Association**
Planner: **John Floyd** Project #: **PA-22-21**



*Pre-application conferences will be conducted in a hybrid format, with some staff and participants attending remotely via Webex and others attending in-person at City Hall.



PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE:	7/21/2022	TIME: 10 AM
PROJECT #:	PA-22-21	
STAFF CONTACT:	John Floyd	FEE: \$350

Pre-application conferences are held on the first and third Thursdays of the month between 9:00 am and 1:00 pm. Appointments must be made by 5:00 pm, 15 days before the meeting date. The applicant has a choice of an in-person or virtual meeting. To schedule a conference, submit this form, a site plan, and accompanying materials through the Submit a Land Use Application web page. The City will contact you to collect payment. Pre-application notes are valid for 18 months.

Address of Subject Property (or map/tax lot): 4060 KENTHORPE WAY WEST LINN
Description of Proposal: BUILD A SINGLE FAMILY HOME ON
VACANT LOT APPROX 2,000 SQ FT + 3 CAR GARAGE

Applicant's Name: DAVID & GABRIELLE MAHER
Mailing Address: 2390 SUMMERLINN DR WEST LINN OR 97068
Phone No: 503 516-7240 Email Address: EXDUB@HOTMAIL.COM

Please attach a site plan on 11 x 17 inches paper depicting the following items:

- North arrow
- Scale
- Property dimensions
- Conceptual layout, design, and/or building elevations
- Streets abutting the property
- Access to and from the site
- Location of existing utilities (water, sewer, etc.)
- Location of all easements (access, utility, etc)
- Location of existing trees (a tree survey is highly recommended)
- Location of creeks and/or wetlands (a wetland delineation is highly recommended)

Please list any questions or issues that you would like the planner to address: SET BACKS,
TREE REMOVAL, WHAT STUDIES ARE REQUIRED

By my signature below, I grant city staff the right of entry onto the subject property to prepare for the pre-application conference.

Property owner's signature (REQUIRED): David Mah Date: 7/6/22

David & Gabrielle Maher

2390 Summerlinn Dr
West Linn OR 97068
exdub@hotmail.com
503516-7240

July 6, 2022

City Of West Linn

Planning Department

To Whom it May Concern

Pre Application Conference July 21st 2022

We propose to build a 2000 sq ft single family home with a 3 car garage on the vacant lot at 4060 Kenthorpe Way. The house will be one level with a walk out basement approximate dimensions 45'X55'. This site is .27ac sloped with a creek running along the property line.

Sincerely yours,

David Maher Gabrielle Maher

David Maher

Gabrielle Maher

John Norby & Karlene Norby

4040 Kenthorpe way
West Linn OR 97068

July 5, 2022

To Show it may concern

We give permission for David and Gabrielle Maher and their representatives to attend a pre-application conference with the City of West Linn Planning Dept.

Sincerely yours,

John Norby

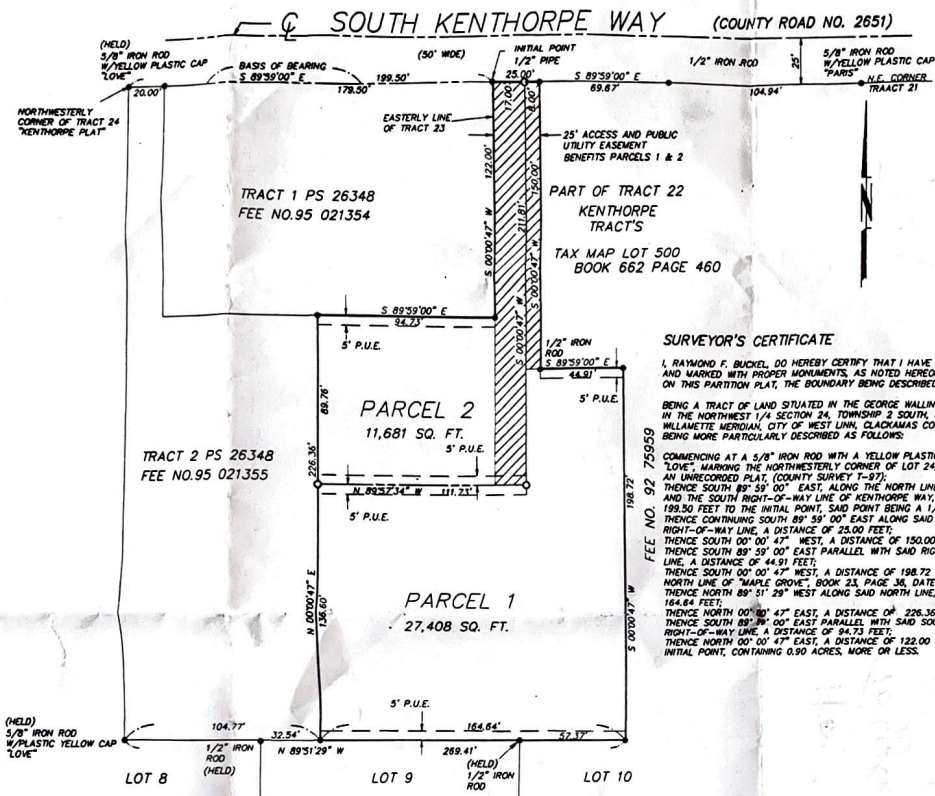
John Norby.

07/05/2022, 06:55:20 PM PDT

Karlene Norby

Karlene Norby

07/05/2022, 03:24:41 PM PDT



"MAPLE GROVE" (BOOK 23 PAGE 36)
PLAT NO. 639

LEGEND

- PIN FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "KAMPE ASSOCIATES, INC." OR AS NOTED
- PIN SET 5/8"x30" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "KAMPE ASSOCIATES, INC." SET APRIL 14, 1995

SO. FT. SQUARE FEET	T. TOWNSHIP	R. RANGE
D.L.C. DONATION LAND CLAIM	S. SOUTH	W.M. WLLAMETTE MERIDIAN
N.W.	NORTHWEST	E. EAST
P.U.E. PUBLIC UTILITY EASEMENT		

▨▨▨▨ 25' ACCESS & PUBLIC UTILITY EASEMENT

REFERENCE SURVEYS

PARTITION PLAT 1991-85
PARTITION PLAT 1990-96

PS 2650	PS 14453
PS 14044	PS 3357
PS 2718	PS 14061
PS 26348	PS 26265

MAPLE GROVE, BOOK 23, PAGE 26, PLAT NUMBER 2
KAMPE ASSOCIATES, INC.
SURVEY DATED 17 APRIL 1995

UNRECORDED PLAT
KENTHORPE TRACT'S COUNTY SURVEY T-97

NARRATIVE

BASIS OF BEARING: THE SOUTHERLY SLOPE OF KENTHORPE WAY AS SHOWN ON THE UNRECORDED PLAN OF "KENTHORPE TRACT'S", COUNTY SURVEY, MAP T-97, DATED 21 MAY 1955.

PURPOSE: TO DIVIDE INTO TWO (2) PARCELS THAT TRACT OF LAND SHOWN AS PROPOSED TRACT 3 BY PS 26348.

THE BOUNDARY WAS DETERMINED IN PROPERTY LINE ADJUSTMENT PS 26348.

NOTES

- 1) THERE IS NOT A GEODETIC CONTROL MONUMENT WITHIN A ONE HALF MILE OF THIS PARTITION.
- 2) FULL RELIANCE HAS BEEN PLACED IN TRANSAMERICA TITLE INSURANCE COMPANY TITLE REPORT C1078257, DATED 11 OCTOBER 1994 AND CHICAGO TITLE INSURANCE COMPANY TITLE REPORT 4137978, DATED 23 NOVEMBER, 1992, FOR THE LEGAL DESCRIPTIONS OF THE PROPERTY AND DISCLOSURE OF ANY ACCOMPANYING EASEMENTS.
- 3) A 5' SETBACK FROM ALL FRONT AND REAR PROPERTY LINES IS REQUIRED FOR PUBLIC UTILITY EASEMENTS BY THE WEST Linn PLANNING DEPARTMENT.
- 4) 25' ACCESS AND PUBLIC UTILITY EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 TO BE MUTUALLY MAINTAINED BY THE OWNERS OF SAID PARCELS 1 AND 2.
- 5) KENTHORPE TRACT'S IS AN UNRECORDED MAP FILED AS T-97, CLACKAMAS COUNTY.

I CERTIFY THAT THIS IS AN EXACT COPY OF THIS PARTITION PLAT

Raymond F. Buckel 6/14/95
RAYMOND F. BUCKEL, PLS 2419

SURVEYOR'S CERTIFICATE

I, RAYMOND F. BUCKEL, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, AS NOTED HEREON, THE LAND REPRESENTED ON THIS PARTITION PLAT, THE BOUNDARY BEING DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND SITUATED IN THE GEORGE WALLING D.L.C. NO. 62, IN THE NORTHWEST 1/4 SECTION 24, TOWNSHIP 2 SOUTH, RANGE 1 EAST, WLLAMETTE MERIDIAN, CITY OF WEST Linn, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "LOVE", MARKING THE NORTHWESTERLY CORNER OF LOT 24, KENTHORPE TRACT'S, AN UNRECORDED PLAT, (COUNTY SURVEY T-97);

THENCE SOUTH 89° 59' 00" EAST, ALONG THE NORTH LINE OF SAID LOT 24 AND THE SOUTH RIGHT-OF-WAY LINE OF KENTHORPE WAY, A DISTANCE OF 199.50 FEET TO THE INITIAL POINT; SAID POINT BEING A 1/2" IRON PIPE; THENCE CONTINUING SOUTH 89° 59' 00" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET;

THENCE SOUTH 00° 00' 42" WEST, A DISTANCE OF 150.00 FEET;

THENCE SOUTH 89° 59' 00" EAST PARALLEL WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 44.91 FEET;

THENCE SOUTH 00° 00' 42" WEST, A DISTANCE OF 198.72 FEET TO THE NORTH LINE OF "MAPLE GROVE", BOOK 23, PAGE 36, DATE 4 NOVEMBER 1944;

THENCE NORTH 89° 51' 29" WEST ALONG SAID NORTH LINE, A DISTANCE OF 164.64 FEET;

THENCE NORTH 00° 00' 47" EAST, A DISTANCE OF 226.36;

THENCE SOUTH 89° 59' 00" EAST PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 94.73 FEET;

THENCE NORTH 00° 00' 47" EAST, A DISTANCE OF 122.00 FEET TO THE INITIAL POINT, CONTAINING 0.90 ACRES, MORE OR LESS.

SEE NO. 92 75059

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 23, 1990
RAYMOND F. BUCKEL
2419
RENEWAL DATE: 1/01/96

Raymond F. Buckel 6/12/95

PARTITION PLAT NO. 1995-113

OF PARTS OF LOTS 22 AND 23, "KENTHORPE TRACT'S", SITUATED IN THE GEORGE WALLING D.L.C. NO. 62 IN THE N.W. 1/4 SECTION 24, T.2S. R. 1E., W.M., CITY OF WEST Linn, CLACKAMAS COUNTY, OREGON
UNRECORDED (COUNTY SURVEY T-97)
APRIL 1995 SCALE 1"=40'
CITY OF WEST Linn PLANNING DEPARTMENT FILE NO. 189-94-12

APPROVALS

STATE OF OREGON
COUNTY OF CLACKAMAS SS

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD ON THIS 27 DAY OF June 1995 AT 2:57 O'CLOCK PM

John Kuffman
CLACKAMAS COUNTY CLERK

By: Melissa Taylor
DEPUTY

APPROVED FOR COMPLIANCE WITH O.R.S. 209.250 ONLY
THIS 28 DAY OF June 1995

Thomas A. Milne
CLACKAMAS COUNTY SURVEYOR

By: Mike M. Clark
DEPUTY

APPROVED THIS 18th DAY OF June 1995

Mike M. Clark
CITY OF WEST Linn - CITY SURVEYOR
DEHAAS & ASSOCIATES

APPROVED THIS 20th DAY OF JUNE 1995

Michelle Smith
CITY OF WEST Linn - PLANNING DIRECTOR

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID THRU
THIS 30 DAY OF June 1995

APPROVED THIS 27 DAY OF June 1995

Ray Flanagan
ASSESSOR & TAX COLLECTOR

By: Carol M. Janel
DEPUTY

By: Mike M. Clark
DEPUTY

APPROVED THIS 23rd DAY OF June 1995

Clayton Monson P.E.
CITY OF WEST Linn - CITY ENGINEER

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT ROBERT J. AND WINIFRED M. SCHECTER ARE THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP, AND BEING FURTHER DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO PARCELS SHOWN ON THE ANNEXED MAP AND HEREBY GRANT ALL EASEMENTS SHOWN & NOTED ON THIS PLAT.

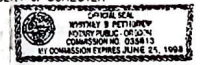
THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

THIS PARTITION PLAT CONFORMS TO THE PROVISION OF O.R.S. CHAPTER 92.

Robert J. Schecter
Winifred M. Schecter

ACKNOWLEDGMENT

STATE OF Oregon SS
COUNTY OF Clackamas



BE IT REMEMBERED: THAT ON THIS 27th DAY OF June 1995, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED, ROBERT J. AND WINIFRED M. SCHECTER WHO, BEING ON THE FOREGOING INSTRUMENT AND THAT THEY DID EXECUTE SAID INSTRUMENT FREELY AND VOLUNTARILY.

Shirley B. Bagnall
NOTARY

PLANNING ENGINEERING LAND SURVEYING

KAMPE ASSOCIATES #
209 RUISE PARK BUILDING
3910 S.W. COLLINS WAY
LAKE OSWEGO, OREGON 97035
(503)835-8291 FAX (503) 635-5480

PROJECT 94-187
DATE 4/19/95
SHEET 1 OF 1

SCALE 1"=40'
DWN BY J.A.
CND BY R.F.

PLAT NO. 1995-113

P.P. 1995-113 2 IE 24BD 400, 402

KITCHEN 12x15 = 180
 GREAT ROOM 25x 25 = 625
 BEDROOM 22x 15 = 330
 MASTER 12x 12 = 144
 COST 12x 5 = 60

 1339



45x57 = 2,565



ENVIRONMENTAL
MANAGEMENT
SYSTEMS, INC.

OR: 503-353-9691

FAX: 503-353-9695

WA: 360-735-1109

www.envmgtsys.com

4080 SE International Way

Suite B-112

Milwaukie, OR 97222

07/06/2022
Report # 22-0079

Dave Maher
2340 Summerlinn Drive
West Linn, OR 97068

REGARDING: Preliminary Site Evaluation/Wetland Determination
4060 Kenthorpe Way West Linn, OR 97068

T: 2S, R: 1E, Sec: 24, TL: 402

Dear Mr. Maher:

As requested, Environmental Management Systems Inc. (EMS) has performed the following services and provides this report for your use.

PROJECT DESCRIPTION:

The purpose of this report is to conduct a preliminary site evaluation to determine the presence of wetlands on the Site.

RESULTS:

Based upon test pit soil analysis, hydrology indicators, and hydrophytic vegetation indicators, the Site does not contain wetlands. Several test pits were dug to 16-18 inches below grade to conduct a soil analysis. Soil analysis was conducted on two of the test pits: Test Pit 1 located upland from the stream and Test Pit 2 located adjacent to the stream. The soil analysis found no hydric soil indicators. No water table or soil saturation was observed in any of the test pits. The only surface water on Site was the stream running along the southwestern portion of the Site. Wetland hydrology was present for the stream but was not observed anywhere outside of the stream borders.

Test Pit 1. Proposed Upland.

Depth (Inches)	Matrix Color (moist)	Matrix Color %	Redox Color (moist)	Redox Color %	Redox Color Type	Redox Color Location	Texture	Remarks
0-16"	10YR 3/3	100 %					SCL	

Test Pit 2. Propose Wetland (Adjacent to stream).

Depth (Inches)	Matrix Color (moist)	Matrix Color %	Redox Color (moist)	Redox Color %	Redox Color Type	Redox Color Location	Texture	Remarks
0-14"	7.5YR 3/3	100 %					SCL	
14-16"	7.5YR 3/2	97%	5YR 4/4	3%	Concentrations	Matrix	SCL	Prominent contrast

Vegetation was analyzed and a vegetation analysis was conducted to determine the presence of hydrophytic vegetation. The upland vegetation comprised most of the Site. Upland vegetation consisted of: *Abies grandis* (Grand Fir), *Acer macrophyllum* (Big Leaf Maple), *Hedera helix* (English Ivy), *Lapsana communis* (Common nipplewort), and *Polystichum munitum* (Western Sword Fern).

Wetland vegetation was concentrated in one 10-foot section along the eastern side of the stream. It consisted of *Phalaris arundinacea* (Reed-Canary Grass) and *Glyceria striata* (Fowl-Manna Grass).

A vegetation analysis using the dominance test worksheet and the prevalence index worksheet was conducted and hydrophytic vegetation was found where the wetland vegetation was concentrated adjacent to the stream. The dominance test passed with a value of 2. The prevalence index failed with a value of 1.27. These values are positive indicators for hydrophytic vegetation.

No wetland was mapped on the Local Wetland Inventory (LWI) for West Linn. Trillium Creek runs through the southwest portion of the Site according to the LWI. The U.S. Fish and Wildlife Service National Wetlands Inventory (NWI) Map listed a Riverine Habitat (Classification: R5UBH) on the southwest portion of the Site. No wetland was mapped on the NWI.

CONCLUSIONS:

1. Hydrophytic vegetation was observed in a section adjacent to the stream.
2. Hydric soil indicators were not observed.
3. Wetland hydrology was observed.
4. A wetland was not observed on the Site as there was no hydric soil indicator.

Recommendations:

1. Attend a pre application meeting with the City of West Linn to determine any future environmental or site requirements.
2. Clarify the stream setback and if a stream delineation is required.
3. Coordinate with West Linn to determine tree setbacks and tree removal process and requirements.
4. Conduct a formal wetland delineation if required by the City of West Linn.

LIMITATIONS: This is a preliminary report only, using hand measurements and observations. More extensive work and investigation will be needed to fully develop the required level of detail for permit and construction approvals.

DISCLOSURE: The information and statements in this report are true and accurate to the best of our knowledge. Neither Environmental Management Systems, Inc., nor the undersigned have any economic interests in the project.

To carry out the above listed recommendations, an Agreement for Professional Services is enclosed. Thank you for your business, and we look forward to assisting you to achieve your development objectives. If you have any questions, please contact Gus McKinley or me at 503-353-9691.

Sincerely,

A handwritten signature in black ink, appearing to read "Gus McKinley", with a long horizontal flourish extending to the right.

Gus McKinley, BS, Biologist/Wetland Specialist/EHST
Project Manager
ENVIRONMENTAL MANAGEMENT SYSTEMS, Inc.

West Linn

PLANNING AND DEVELOPMENT

**PLANNING DIRECTOR'S
LAND USE DECISION**

FILE NO: LLA-94-21 MIP-94-16 SUBJECT: MINOR PARTITION / LOT LINE ADJUSTMENT

LEGAL DESCRIPTION: 21E 24BB tax lot 3800

LOCATION: 3888 KENTHORPE

OWNER: MR. WORTHINGTON

APPLICANT: GEORGETOWN REALTY

ZONE: R-10 PLAN DESIGNATION: LOW DENSITY REALTY

STAFF CHECKLIST:

R.O.W.	<u>/</u>	STREET & S/W IMPR.	<u>APPROPRIATELY SIZED CULVERT</u>
UTILITY EASEMENTS	<u>-</u>	SQ.FT.	<u>OK</u>
FLOOD PLAIN CONSTRUCTION	<u>/</u>	WETLANDS & DRAINAGEWAYS	<u>-</u>
ADDITIONAL INFO.	<u>-</u>		

Based upon the approval criteria of the applicable Development Code Section 87.000, the Planning Director:

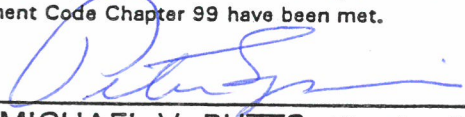
APPROVED APPROVED WITH CONDITIONS DENIED this application.

CONDITIONS OF APPROVAL (if applicable):

- ① FINAL PLAT SHALL USE CONFIGURATION SHOWN IN ATTACHED EXHIBIT "A" WITH TWO 8' WIDE STEMS TO REAR LOTS
- ② 20 FT. WIDE DRIVEWAY SHALL BE PAVED & CONTAINED IN A MUTUAL ACCESS EASEMENT TO BENEFIT LOTS 2, 3 & 4
- ③ DRIVEWAY MAY TAPER TO 16 FT WIDTH AFTER INDIVIDUAL LOT 4 ACCESS DRIVEWAY. INDIVIDUAL DRIVEWAYS TO BE 12 FT WIDE.
- ④ CULVERT DITCH ON KENTHORPE TO CITY ENGINEERING STANDARDS.

I hereby declare to have no interest in the outcome of this decision due to some past or present involvement with the applicant, the subject property, or surrounding properties, and therefore, can render an impartial decision. The provisions of Community Development Code Chapter 99 have been met.

10/24/94
DATE


MICHAEL V. BUTTS, Planning Director

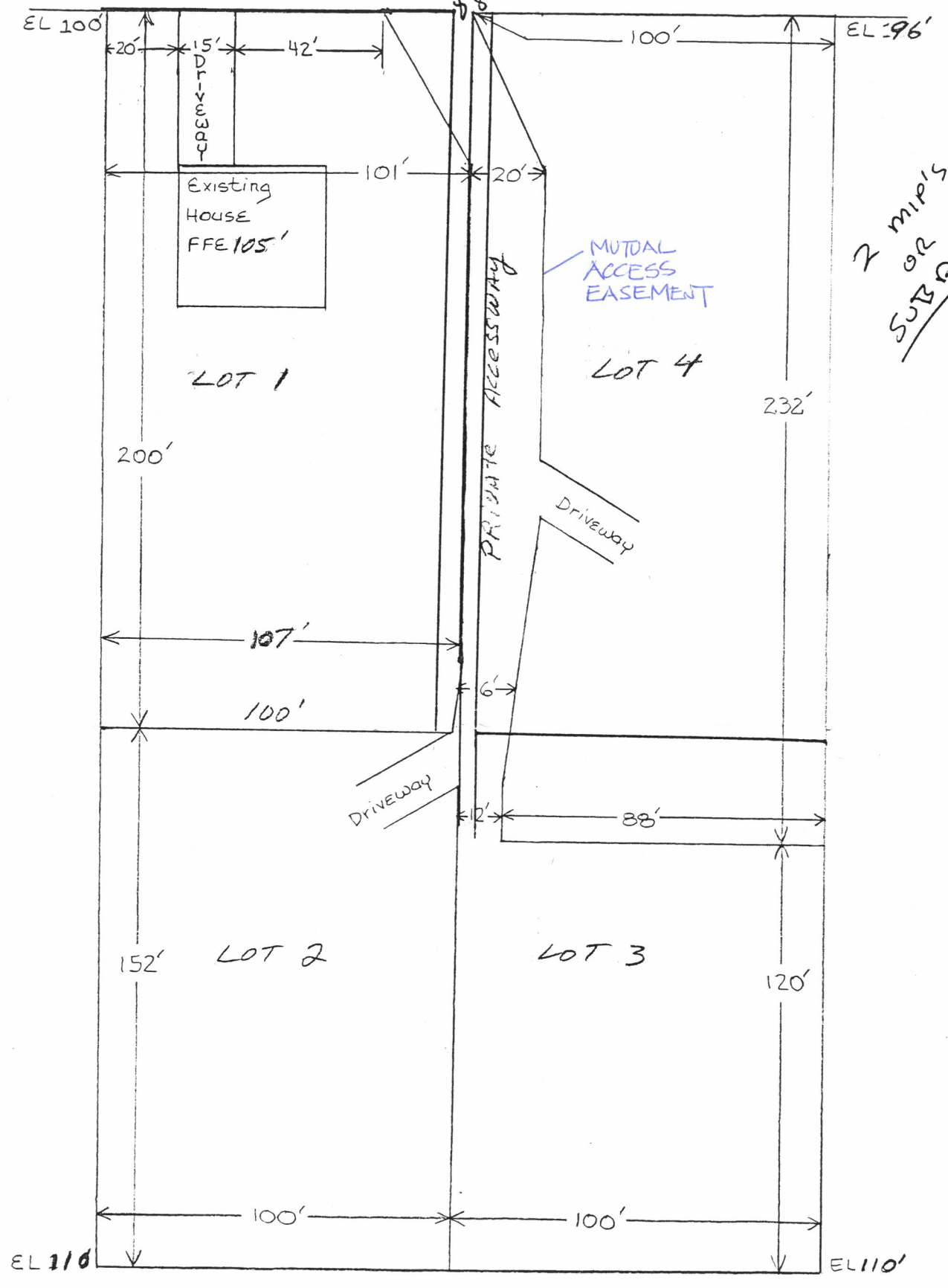
Appeals of this decision must be filed with the West Linn Planning Department within 14 days of date of mailing. Appeal cost is \$150 and must include specific grounds or basis for appeal.

- ⑤ ALL LOTS TO EXCEED 10,000^{sq} EXCL. STEMS.
- ⑥ SUBMIT FINAL PLAT FOR REVIEW.
- ⑦ 16' AND 20' DRIVEWAY SECTIONS SHALL BE BUILT PRIOR TO FINAL PLAT OR GUARANTEED BY CASH PAYMENT OF 125% OF ENGINEERING BID TO CITY.

EX "A"

City built
Asphalt Str

KENTHORPE WAY



2 miles
or
SUBD.

Scale
1" = 40'

We, the undersigned do hereby certify that, in the interest of the party (parties) initiating a proposed land use, the following took place on the dates indicated below:

GENERAL

File No. MIP-94-16 Applicant's Name GEORGETOWN REALTY
Development Name 3888 KENTHORPE WY (PARTITION + LOT LINE ADJ.)
Scheduled Meeting/Decision Date 10-24-94

NOTICE: Notices were sent at least 10 days prior to the scheduled hearing, meeting or decision date as per Section 99.080 of the Community Development Code. (check one below)

Type A _____

- A. The applicant (date) _____ (signed) _____
- B. Affected property owners (date) _____ (signed) _____
- C. Affected government agencies (date) _____ (signed) _____
- D. Affected neighborhood associations (date) _____ (signed) _____
- E. All parties to an appeal or review (date) _____ (signed) _____

At least 10 days prior to the scheduled hearing or meeting, notice was published in the newspaper.

Tidings (published dates) _____ (signed) _____

Type B _____

- A. The applicant (date) 10-3-94 (signed) [Signature]
- B. Affected property owners (date) 10-3-94 (signed) NA
- C. Affected government agencies (date) 10-3-94 (signed) NA
- D. Affected neighborhood associations (date) 10-3-94 (signed) NA
(Robenwood)

Type C _____

- A. The applicant (date) _____ (signed) _____
- B. Affected neighborhood associations (date) _____ (signed) _____

SIGN

At least 10 days prior to the scheduled hearing, meeting or decision date, a sign as per Section 99.080 of the Community Development Code, and a copy of Notice were posted on the property.

(date) _____ (signed) _____

STAFF REPORT mailed to applicant, Council/Planning Commission and any other applicable parties.

(date) _____ (signed) _____

FINAL DECISION/motion notice mailed to applicant and all other parties with standing.

(date) _____ (signed) _____

Copy of relevant minutes placed in file (date) _____ (signed) _____

Owner Name	Site Address	Phone	Farm #
BAUER RICHARD J TRUST	4035 KENTHORPE WAY	636-0321	1
BISHOP STEVEN L	3882 KENTHORPE WAY	635-3245	7
MCNULTY ROBERT T;LILL	4059 MAPLETON DR	636-2244	10
MILLER SANDRA SCHUSTE	3833 KENTHORPE WAY	636-2428	2
OLSEN RAYMOND;BERTHA	3993 KENTHORPE WAY		4
RIEDL BRUCE A;RICHELL	3880 KENTHORPE WAY		6
SCHECTER ROBERT J	4040 KENTHORPE WAY	636-6430	8
SCHECTER ROBERT J;WIN	4068 KENTHORPE WAY	636-6430	9
WOODARD DONNA	3979 KENTHORPE WAY	636-1941	3
WORTHINGTON ALMA LILL	3888 KENTHORPE WAY		5

ADD:
 Sch. Dist / Board
 Robinwood N.A.
 Betty Mountain

**CITY OF WEST LINN
PLANNING DIRECTOR
DECISION**

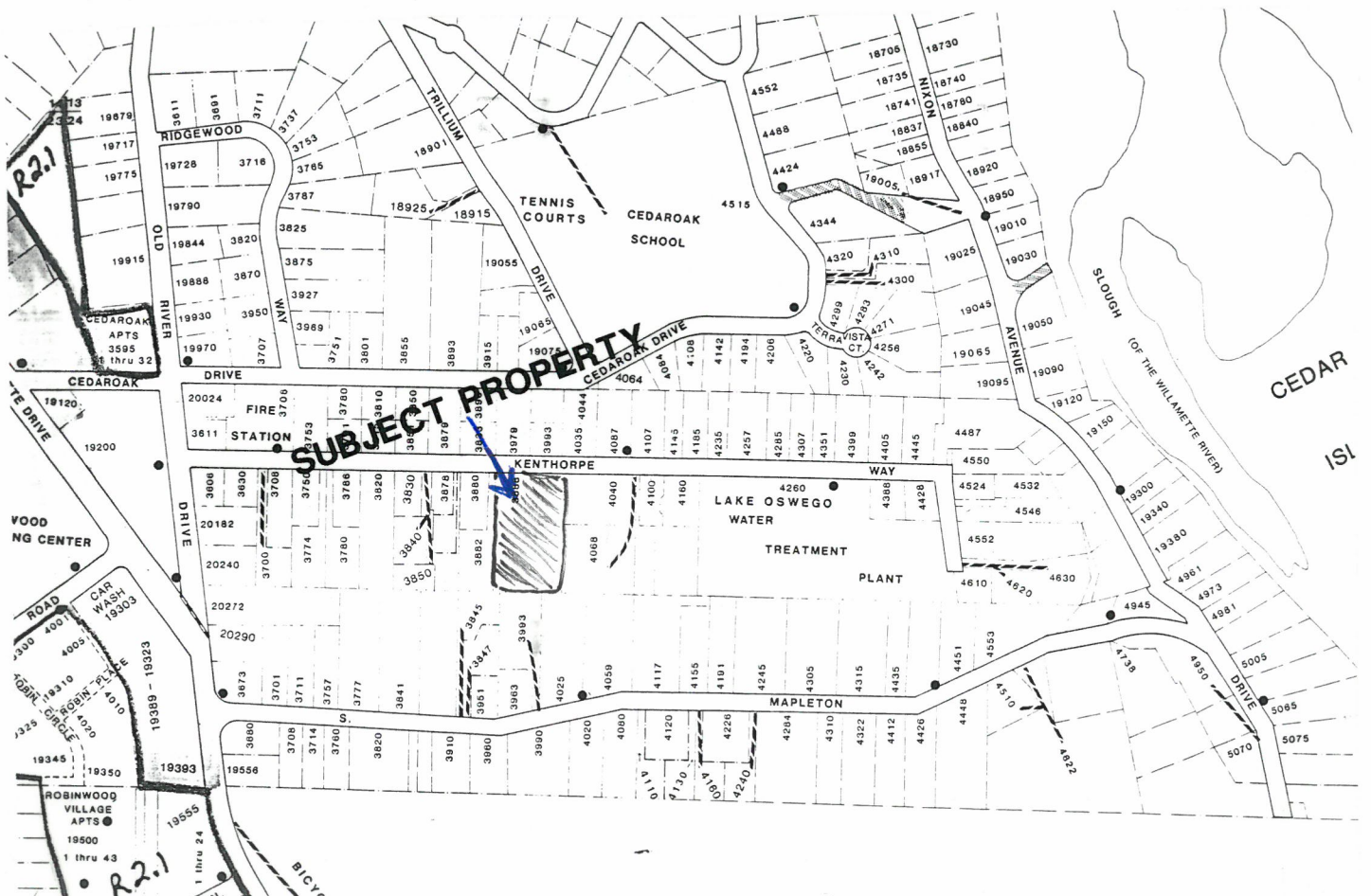
FILE NO. MIP-94-16/LLA-94-21

The West Linn Planning Director is considering the request of Georgetown Realty for a lot line adjustment and minor partition. The site includes 3888 Kenthorpe and the lot to the east. The provisions of CDC Chapters 87 and 88 shall apply.

All relevant materials and information regarding this request may be freely obtained and reviewed at the City Hall Annex, 2042 8th Avenue, West Linn, OR 97068 (contact: Peter Spir, Associate Planner, telephone 656-4211).

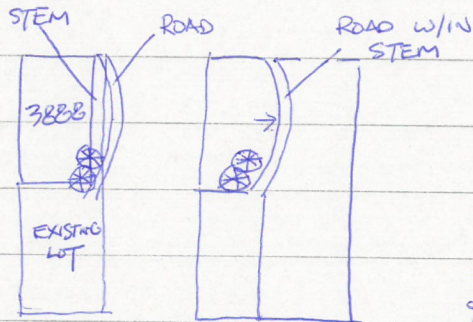
You have been notified of this proposal because records indicate that you own property within 100 feet of the proposed site located at Tax Lot 3800, Assessor's Map 2 1E 24BB.

The final decision on this request is scheduled to be made on October 24, 1994. There will be no public hearing on this matter. Any appeals to this decision must be filed within fourteen (14) days of the final decision date with the Department of Planning and Development together with a \$250 fee and the specific grounds for appeal.

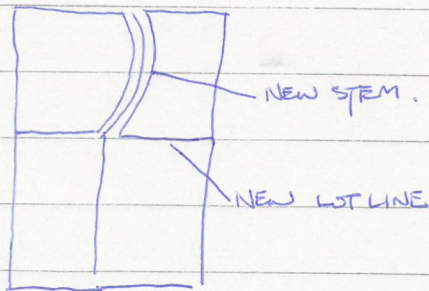


This is a lot line adjustment
plus a minor partition.

The lot line adjustment
affects the lot behind 3888 Kenthorpe.
It is intended to better respond
to the natural topography and
keep the mature trees on lot
3888.



The ~~subdivision~~ minor
partition is for the parcel
to the east.



West Linn

DEVELOPMENT REVIEW APPLICATION

MIP-94-16

DEVELOPMENT SERVICES
WEST LINN, OR 97068

656-4211/FAX: 656-8756

TYPE OF REVIEW (Check the appropriate box and refer to the respective bulletin for more information):

	BULLETIN NO.		BULLETIN NO.	
<input type="checkbox"/>	Annexation	21	<input type="checkbox"/> Home Occupation/App.	35
<input type="checkbox"/>	Extraterritorial Ext. of Utilities	22	<input type="checkbox"/> Sidewalk Use App.	36
<input type="checkbox"/>	Legislative Plan or Change	23	<input type="checkbox"/> Temporary Uses	37
<input type="checkbox"/>	Quasi-Judicial Plan or or Zone Change	24	<input type="checkbox"/> Design Review	38
<input type="checkbox"/>	Planned Unit Development	25	<input type="checkbox"/> Sign Review	39
<input type="checkbox"/>	Subdivision	26	<input type="checkbox"/> Tree Cutting	40
<input checked="" type="checkbox"/>	Minor Partition	27	<input type="checkbox"/> Historic District Review	41
<input checked="" type="checkbox"/>	Lot Line Adjustment	28	<input type="checkbox"/> Flood Plain Construction	42
<input type="checkbox"/>	Final Plat or Plan	29	<input type="checkbox"/> Willamette River Greenway	43
<input type="checkbox"/>	Easement Vacation	30	<input type="checkbox"/> Tualatin River Bank Control	44
<input type="checkbox"/>	Street Vacation	31	<input type="checkbox"/> Natural Drainage Way Protection	45
<input type="checkbox"/>	Conditional Use	32	<input type="checkbox"/> Hillside Protection and Erosion Control	46
<input type="checkbox"/>	Non-Conforming Lots, Uses and Structures	33	<input type="checkbox"/> Appeal and Review	47
<input type="checkbox"/>	Variance	34	<input type="checkbox"/> Wetland	

TOTAL FEES/DEPOSIT _____

WORTHINGTON 3888 Ken Thorpe West Linn 97034
 OWNER'S NAME ADDRESS CITY ZIP PHONE
 (RES./BUS.)
Georgetown Realty, Inc. 1000 NE 122 Pond. 97230 256-1112
 APPLICANT'S NAME ADDRESS CITY ZIP PHONE
 (RES./BUS.)

CONSULTANT ADDRESS CITY ZIP

SITE LOCATION 3888 Ken Thorpe West Linn
N.W. N.W.

LEGAL DESCRIPTION: 2 S. Township 1 E. Range 24 Section 3800 Tax Lot(s)
 TOTAL LAND AREA 70,567 SQ. FT. #25 and #26

- NOTES:
1. All application fees are non-refundable (excluding deposit).
 2. The owner/applicant or their representative should be present at all public hearings.
 3. A denial or grant may be reversed on appeal. No permit will be in effect until the appeal period has expired.

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.

SIGNATURE OF PROPERTY OWNER(S)

X *David Worthington* Date 8-23-94

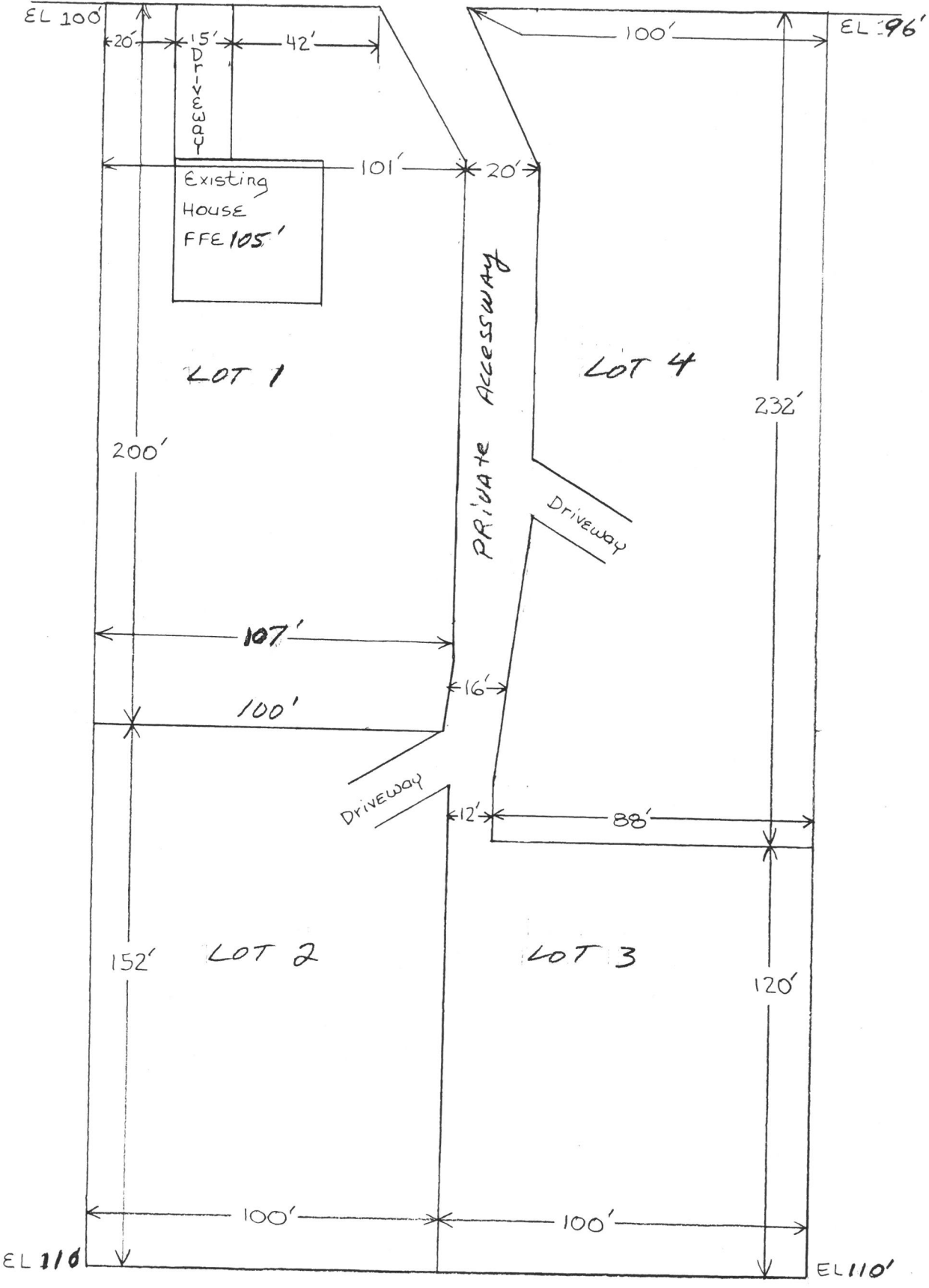
SIGNATURE OF APPLICANT(S)

X *John Kelly* Date 8/24/94

Georgetown Realty Inc.

City built
Asphalt Street

KENTHORPE WAY



Scale
1" = 40'