



CITY OF
West Linn

May 3, 2017

SUBJECT: Corrected Notice for Minor Partition (MIP-16-04/LLA-17-03)

Dear West Linn Property Owner

Public notice is required to be sent to all property owners within 500 feet of any development proposal perimeter. The attached notice is intended to correct the error which excluded three property owners on Beam Street and Willamette View Terrace from receiving public notice for this minor partition. There is no intent to modify the partition or the conditions of approval which included street overlay, curbs and sidewalks and improved storm water collection. The purpose is to provide the correct notice for the minor partition and a lot line adjustment within the project boundary.

If you were agreeable to the earlier approval of the minor partition then no action is required of you. However, if you have questions about the minor partition and how it may affect you or your property, please do not hesitate to me at 503-723-2539, or by email at pspir@westlinnoregon.gov.

Sincerely,

Peter Spir

Peter Spir
Associate Planner

CITY OF WEST LINN
CORRECTED NOTICE
PLANNING MANAGER DECISION
FILE NO. MIP-16-04/LLA-17-03

The West Linn Planning Manager approved a three lot minor partition (MIP-16-04) at 2415 and 2405 Dillow Drive on April 5, 2017. Public notice had been sent regarding the partition, but the partition boundary did not correctly include the lower portion of 2405 Dillow Drive.

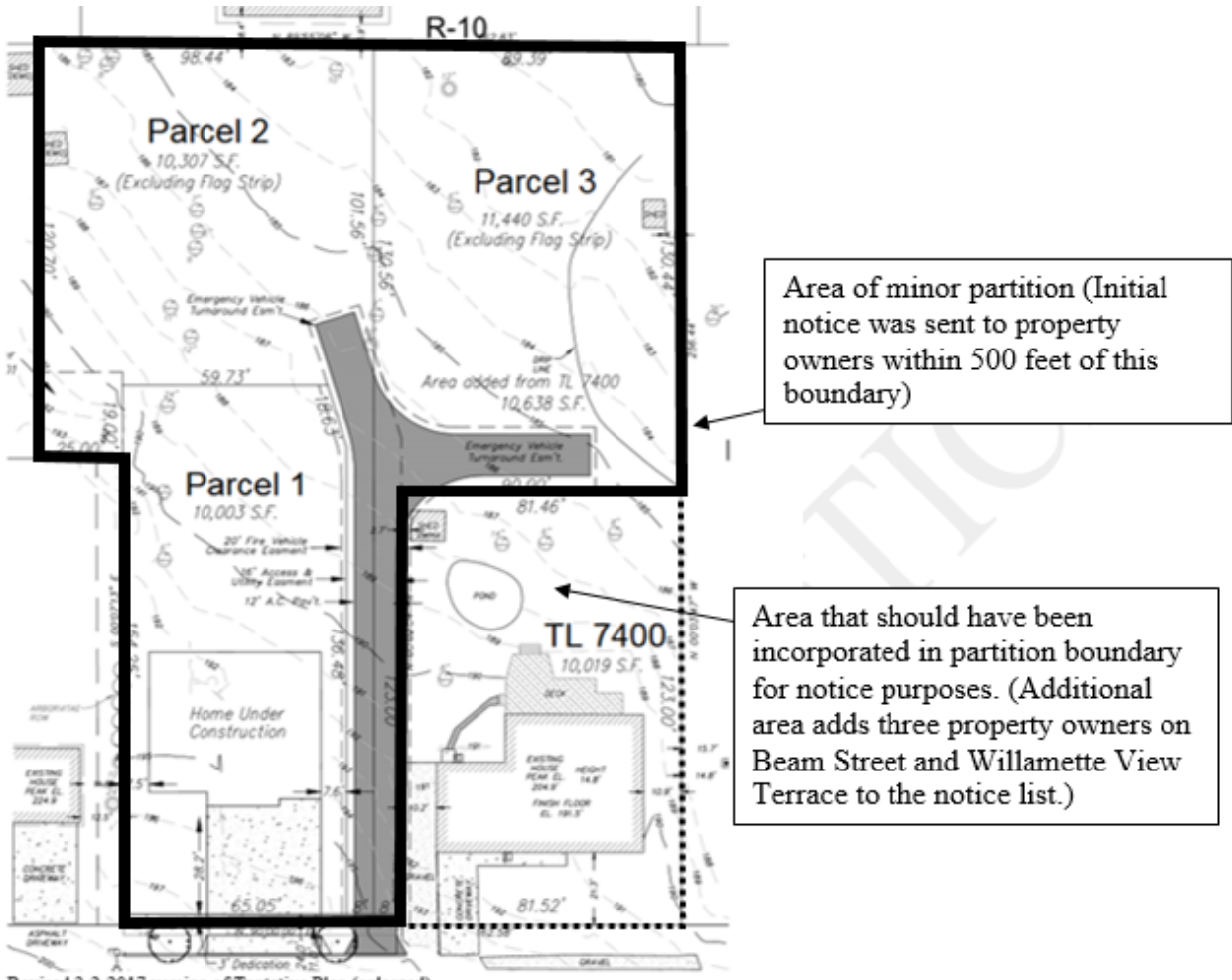
Consequently, notice was not sent to the property owners of 6572 and 6575 Beam Street and 2226 Willamette View Drive. The purpose of this notice is to correct the notification error for the minor partition and a lot line adjustment within the project boundary. None of the conditions of approval of the minor partition will be changed.

The decision was based on the approval criteria in chapters 11, 85, 92 and 99 of the Community Development Code (CDC). The approval criteria from the CDC are available for review at City Hall, at the City Library, and at <http://www.westlinnoregon.gov/cdc>.

You have been re-notified of this proposal because County records indicate that you own property within 500 feet of this property (Tax Lot 7300 and 7400) of Clackamas County Assessor's Map21E24DC) or as otherwise required by Chapter 99 of the CDC.

All relevant materials in the above noted file are available for inspection at no cost at City Hall, and on the city web site <http://westlinnoregon.gov/planning/2415-dillow-drive-minor-partition> or copies may be obtained for a minimal charge per page. A public hearing will not be held on this decision. **Anyone wishing to present written testimony for consideration on this matter shall submit all material before 4:00 p.m. on May 24, 2017. Persons interested in party status should submit their letter along with any concerns related to the proposal by the comment deadline.** For further information, please contact Peter Spir, Associate Planner, City Hall, 22500 Salamo Rd., West Linn, OR 97068, (503) 723-2539, pspir@westlinnoregon.gov .

Any appeals to this decision must be filed within 14 days of the final decision date with the Planning Department. **It is important to submit all testimony in response to this notice. City Council will not accept additional evidence if there is an appeal of this proposal.** Failure to raise an issue in person or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue, precludes the raising of the issue at a subsequent time on appeal or before the Land Use Board of Appeals.



Revised 3-2-2017 version of Tentative Plan (enlarged)

FIGURE 7: APPROVED 3-2-2017 TENTATIVE IMPROVEMENT PLAN