



CITY OF West Linn

April 18, 2017

Will and Tiffany Huffman
2311 19th Street
West Linn, OR 97068

SUBJECT: WRG-17-02/VAR-17-01 application for Willamette and Tualatin River Protection permit and Class I Variance to construct a house at 19155 Nixon Avenue.

Dear Mr. and Mrs. Huffman:

On April 10, 2017, the Planning Department received your most recent resubmittal. The application is now **complete**. The City has 120 days to exhaust all local review; that period ends August 4, 2017.

Please be aware that a determination of a complete application does not guarantee a recommendation of approval from staff for your proposal as submitted – it signals that staff believes you have provided the necessary information for the Planning Manager to render a decision on your proposal.

Staff will now prepare the public notice of the Planning Manager's decision. There will be a 20 day public notice period followed by the Planning Manager's decision. The notice should give you a better indication of expected decision date.

Please contact me at 503-723-2539, or by email at pspir@westlinnoregon.gov if you have any questions or comments.

Sincerely,

Peter Spir

Peter Spir
Associate Planner