

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT: <i>Peter Spivey</i>	PROJECT NO(S): <i>AP-17-01</i>	
NON-REFUNDABLE FEE(S): <i>400-</i>	REFUNDABLE DEPOSIT(S)	TOTAL: <i>400-</i>

Type of Review (Please check all that apply):

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

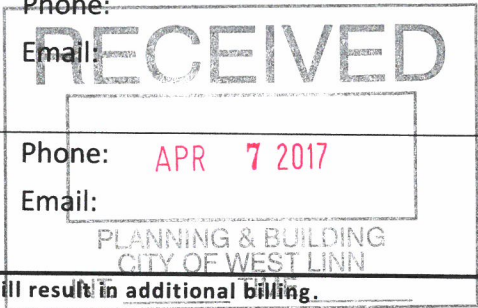
Site Location/Address: <i>18000 upper Midhill Dr.</i>	Assessor's Map No.: Tax Lot(s): Total Land Area:
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Brief Description of Proposal:
File No. AP-16-02

Applicant Name: <i>Jason & Jessica Harra</i> <small>(please print)</small> Address: <i>17701 Hillside Drive</i> City State Zip: <i>West Linn OR 97068</i>	Phone: <i>503-889-6184</i> Email: <i>jessica.harra@gmail.com</i>
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Owner Name (required): <small>(please print)</small> Address: City State Zip:	Phone: Email:
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Consultant Name: <small>(please print)</small> Address: City State Zip:	Phone: Email:
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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.

<i>Jessica Harra</i>	<i>04-07-17</i>	_____	_____
Applicant's signature	Date	Owner's signature (required)	Date

Appeal of Planning Commission approval decision for File No. AP-16-02

Upper Midhill Drive

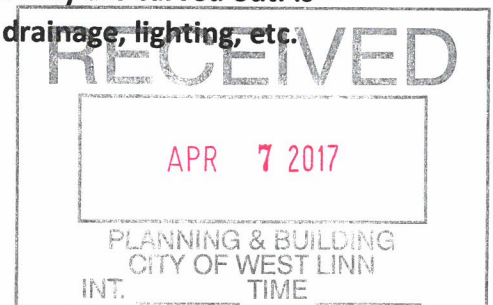
We are appealing the recent West Linn Planning Commission approval of the Upper Midhill Drive development. We are a party of standing from prior testimony delivered to the Planning Commission and as signees on the LUBA appeal for the same project. We reside at 17701 Hillside Drive immediately adjacent to the proposed development.

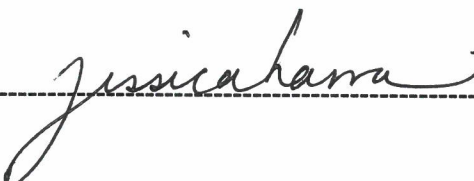
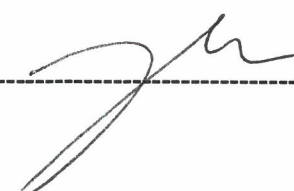
We are appealing the approval and ask that this be taken up by the West Linn City Council for further review. Our reasons are as follows:

1. The Planning Commission has not sufficiently addressed the timeframe for this development. The application only applies to the creation of lots to eventually be sold to construction companies. We are requesting that some sort of timeline be applied to the development to keep it from becoming a long drawn out process that would have a negative impact on the surrounding homeowners, especially those considering the sale of their homes.
2. We do not believe that sufficient geological studies have been done on this parcel. There is a history of drainage issues and mudslides in the surrounding area that we believe have not been sufficiently addressed in the application.
3. The Planning Commission approval incorporates an Off-Site Traffic Mitigation with the addition of a north-bound left turn lane onto Arbor. Nothing has been stated about how this will affect the existing bike lanes. We would like to see this addressed in a more substantial way. There is very little room to retain bike lanes in both directions and carve out a turn lane.
4. We do not believe that a sufficient plan is in place to determine who addresses issues that arise after the developer walks away from the lots, once they are carved out. Is the City of West Linn responsible for any and all congestion, drainage, lighting, etc. issues?

Respectfully,

Jason and Jessica Harra



 04-07-17