



CITY OF
West Linn

PLANNING AND DEVELOPMENT

**STAFF REPORT
PLANNING MANAGER DECISION**

DATE: November 15, 2017

FILE NO.: MIS-17-10

REQUEST: Request for two year extension of 2014 approval (MIP-14-01) for a 2-lot Partition at 23000 Horizon Drive

PLANNER: Peter Spir, Associate Planner


 Planning Manager

TABLE OF CONTENTS

	<u>Page</u>
STAFF ANALYSIS AND RECOMMENDATION	
GENERAL INFORMATION	2
EXECUTIVE SUMMARY	2-3
PUBLIC COMMENTS.....	3
DECISION.....	4-5
ADDENDUM	
STAFF FINDINGS	6-11
EXHIBITS	
PD-1 AFFADAVIT OF NOTICE.....	12-13
PD-2 NOTICE MAILING PACKET.....	14-15
PD-3 COMPLETENESS LETTER.....	16-17
PD-4 PUBLIC COMMENTS.....	18-19
PD-5 TENTATIVE PARTITION PLAN.....	20
PD-6 LOCATION MAP.....	21
PD-7 APPLICANT'S SUBMITTAL.....	22-24

GENERAL INFORMATION

OWNER/ APPLICANT:	Sequoia Heights LLC, 1101 5 th Avenue, San Raphael, CA., 94901
SITE LOCATION:	23000 Horizon Drive
SITE SIZE:	202,247 square feet
LEGAL DESCRIPTION:	Tax Lot 100 of Clackamas County Assessor's Map 2-1E-35B
COMP PLAN DESIGNATION:	Medium High Density Residential
ZONING:	R-3, Single-family and multiple-family residential (3,000 square foot minimum lot size)
APPROVAL CRITERIA:	Community Development Code (CDC) 99.325: Extensions of Approval; Chapter 85, Land Division, Chapter 15, R-3
120-DAY RULE:	The application was found complete by staff on October 18, 2017. The 120-day period therefore ends on February 14, 2018.
PUBLIC NOTICE:	Notice was mailed to property owners within 500 feet of the subject property and all Neighborhood Associations including the Savanna Oaks Neighborhood Association on October 19, 2017. A sign was placed on the property on October 25, 2014. The notice was also posted on the City's website. Therefore, public notice requirements of CDC Chapter 99 have been met.

EXECUTIVE SUMMARY

On November 25, 2014, the Planning Manager approved an application for a two-lot partition of the 4.6 acre Tanner Springs Assisted Living Facility (ALF) property.

The north lot (parcel A) comprises the existing ALF plus associated parking lots, landscaping and driveways. This lot is 144,727 square feet. The south lot (parcel B) is undeveloped and is 57,520 square feet. Parcel B includes 361 feet of frontage on Weatherhill Road.

According to the applicant initial submittal, Parcel B is expected to accommodate future development of “transitional housing”. Transitional housing is intended for seniors who want some measure of independent living but may need assistance. The level of required assistance is expected to vary. When more comprehensive or full time assistance is required, the individual will have the opportunity to move into the ALF on parcel A.

At such time that development of Parcel B is proposed in the form of either multi-family housing or a transitional housing subdivision, a separate land use application and public hearing will be required.

Per CDC 85.090, applicants have three years to record the final partition plat with the County Recorder’s Office. Whereas the applicant prepared final engineering drawings for the required street improvements on Weatherhill Road, the applicant has run out of time to construct those improvements prior to the three year period lapsing on November 25, 2017. CDC 99.325 provides a mechanism for a two year extension. Key to the extension process is demonstrating that no changes to site conditions, the CDC or adopted plans have taken place in the past three years that cannot be addressed by Conditions of Approval for this extension decision.

The only change in the past three years involves an increase in daily trip generation on Weatherhill Road from 67 to 172 trips per day. Approved ROW dedications and street and sidewalk improvements on the north and south side of Weatherhill Road are expected to address line of sight and traffic and pedestrian safety concerns.

Public comments:

Staff received one comment, which is attached as Exhibit PD-4.

DECISION

Staff has determined that the application meets the criteria of CDC 99.325, Chapters 15 and 85 and hereby approves the two year extension application MIS-17-06 with the original conditions of approval with the addition of condition of approval five:

1. 15 foot wide utility easements centered over all water laterals from the Weatherhill Road ROW across parcel B to parcel A shall be established and shown on the final plat.
2. The applicant shall construct the following street improvements prior to final platting this partition:
 - a) Dedicate a 15-foot-wide stretch along the frontage of Weatherhill Road to provide for a standard right of way, and additional width to accommodate the horizontal curve renovation. This will provide the City with the opportunity to obtain the full 56-foot ROW, which will allow the City to make future improvements to the street as necessary.
 - b) Widen the pavement to provide 12 feet on the northern half of the street along the project frontage. The new pavement should extend to the centerline of the street. This will provide for the smallest pavement width allowable.
 - c) Widen the pavement on the southern side of the street as needed to provide a minimum 10-foot travel lane.
 - d) Provide curbs and gutters on the northern half of the street along the project frontage. This will require storm drainage improvements on the street which should be constructed to City design standards.
 - e) Reconfigure the existing horizontal curve on Weatherhill Rd. along the project frontage to allow for a 25-mph speed limit. The curve radius at the centerline will need to be a minimum of 165 feet.
 - f) Provide street lighting along the project frontage.
 - g) The proposed sidewalk across the southern edge of parcel B will connect with a public access easement and path that currently runs parallel to the north edge of Weatherhill Road within the Cascade Summit apartment site.
3. The applicant shall establish a 20 foot wide emergency access easement from the southeast corner of parcel A's parking lot to parcel B. This easement shall be shown on the final plat. The applicant shall construct a 16 foot wide driveway built to TVFR standards within that easement terminating at parcel B north lot line with removable bollards or other barriers acceptable to TVFR.

4. Engineering Standards. All public improvements and facilities associated with public improvements including street improvements, utilities, grading, onsite stormwater design, street lighting, easements, and easement locations are subject to the City Engineer's review, modification, and approval. These must be designed, constructed, and completed prior to final plat approval.
5. This two year extension will lapse and be void on November 15, 2019.

This decision was processed under the provisions of Chapter 99.

Peter Spir

November 15, 2017

Peter Spir, Associate Planner

DATE

Appeals to this decision must be filed with the West Linn Planning Department within 14 days of mailing date. Cost is \$400. The appeal must be filed by an individual who has established standing by submitting comments prior to, or on, November 8, 2017.

Mailed this 15th day of November, 2017.

Therefore, the 14-day appeal period ends at 5 p.m., on November 29, 2017.

**ADDENDUM
APPROVAL CRITERIA AND FINDINGS
MIS-17-06**

Staff recommends adoption of the findings for approval contained within the applicant's submittal, with the following exceptions and additions:

**Chapter 15
SINGLE-FAMILY AND MULTIPLE-FAMILY RESIDENTIAL, R-3**

(...)

15.070 DIMENSIONAL REQUIREMENTS, USES PERMITTED OUTRIGHT AND USES PERMITTED UNDER PRESCRIBED CONDITIONS

Except as may be otherwise provided by the provisions of this code, the following are requirements for uses within this zone:

- A. The minimum lot size shall be:
 - 1. For a single-family detached unit, 3,000 square feet.
 - 2. For each attached single-family unit, 3,000 square feet.
 - 3. For each multiple-family dwelling unit, 3,000 square feet.
- B. The minimum front lot line length or the minimum lot width at the front lot line shall be 35 feet.

Staff Finding 1: The two lots comprise 144,727 (parcel A) and 57,520 square feet (parcel B) and thus exceed the 3,000 square foot minimum lot size. The lot width averages 350 feet which exceeds the 35 foot minimum lot width.

Since 2014, there have been no CDC changes to the R-3 zone language, definitions associated with Assisted Living Facilities (ALF), or allowable densities. The criteria is met.

**CHAPTER 85
LAND DIVISION GENERAL PROVISIONS**

85.200 APPROVAL CRITERIA

No tentative subdivision or partition plan shall be approved unless adequate public facilities will be available to provide service to the partition or subdivision area prior to final plat approval and the Planning Commission or Planning Director, as applicable, finds that the following standards have been satisfied, or can be satisfied by condition of approval.

Streets.

(A)(1)....All streets bordering the development site are to be developed by the developer with, typically, half-street improvements or to City standards prescribed by the City Engineer. Additional travel lanes may be required to be consistent with adjacent road widths or to be consistent with the adopted Transportation System Plan (TSP) and any adopted updated plans.

2. Right-of-way and roadway widths. In order to accommodate larger tree-lined boulevards and sidewalks, particularly in residential areas, the standard right-of-way widths for the different street classifications shall be within the range listed below. But instead of filling in the right-of-way with pavement, they shall accommodate the amenities (e.g., boulevards, street trees, sidewalks). The exact width of the right-of-way shall be determined by the City Engineer or the approval authority. The following ranges will apply:

<u>Street Classification</u>	<u>Right-of-Way</u>
Local Street	40-60

(...)

3. Street widths. Street widths shall depend upon which classification of street is proposed. The classifications and required cross sections are established in Chapter 8 of the adopted TSP. Streets are classified as follows.

(...)

Local streets have the sole function of providing access to immediately adjacent land. Service to through traffic movement on local streets is deliberately discouraged by design.

Staff Finding 2: Since the 2014 approval, a new Transportation System Plan (TSP) was adopted (March 28, 2016). In the new TSP, Weatherhill Road retains its original “local” street classification (see TSP Figure 17). The new TSP’s “Local Street Cross Sections”, identified in Exhibit 9 of the TSP, are also unchanged, meaning that the street design that was submitted in December 2016 for review by the City Engineering Department is in agreement with the current TSP local street cross section. The applicant will provide a ROW dedication of 15 feet which, when combined with the existing 43 foot ROW width, adjacent to the subdivision across the street, yields a ROW width of 58 feet. The street width will be 30 feet wide. (see TSP Exhibit 9). Therefore, no modification of the required ROW or street width is needed.

The 2014 conditions of approval relating to street improvements are still valid. The criteria is met.

H. Storm.

1. A stormwater quality and detention plan shall be submitted which complies with the submittal criteria and approval standards contained within Chapter 33 CDC. It shall include profiles of proposed drainageways with reference to the adopted Storm Drainage Master Plan.

(...)

Staff Finding 3: Regarding 85.200(H): "Storm", staff finds that on October 2, 2017, City Council approved changes to West Linn's Community Development Code regarding submittal requirements and approval standards for grading, geotechnical hazards and storm detention and treatment elements of development. The adopting ordinance is effective November 8, 2017. This two year extension application was received on October 16, 2017, prior to that effective date. Because the application was vested, the amendments cannot be applied to this application.

That point notwithstanding, and apart from street improvements, no development is proposed with this partition extension. However, if the applicant proposes development in the future, such as transitional multi-family housing, then Design Review would be required which would see the application of the newly adopted geotechnical and storm water code provisions. The criteria is met.

J. Supplemental provisions

9. Heritage trees/significant tree and tree cluster protection. All heritage trees, as defined in the Municipal Code, shall be saved. Diseased heritage trees, as determined by the City Arborist, may be removed at his/her direction. All non-heritage trees and clusters of trees (three or more trees with overlapping dripline; however, native oaks need not have an overlapping dripline) that are considered significant by virtue of their size, type, location, health, or numbers shall be saved pursuant to CDC 55.100(B)(2). Trees are defined per the municipal code as having a trunk six inches in diameter or 19 inches in circumference at a point five feet above the mean ground level at the base of the trunk.

Staff Finding 4: In 2014, the City Arborist identified eight trees as being significant on parcel A. The City Arborist found that there are seven significant trees on parcel B.

Since 2014, there have been no changes regarding tree protection language. At such time that the applicant proposes to develop either parcel A or B, a land use application will be required. The City Arborist will inventory the trees again to determine if any of the seven trees are exhibiting poor health and/or have fallen down in the past three years. The expectation is

that future applications will retain as many of the trees as possible per CDC 55.100(B) (2). The criteria is met.

99.325 EXTENSIONS OF APPROVAL

A. The Planning Director may grant an extension from the effective date of approval of two years pertaining to applications listed in CDC [99.060\(A\)](#) upon finding that:

1. The applicant has demonstrated, and staff and the Planning Commission concur, that the application is in conformance with applicable CDC provisions and relevant approval criteria enacted since the application was initially approved; and

Staff Finding 5: The original minor partition application of 2014 (MIP-14-01) was found to be in conformance with the minor partition provisions of CDC Chapter 15, 85 and 92 and was subsequently approved. Staff finds that the application continues to be in conformance with the applicable CDC provisions.

Staff reviewed the CDC Amendments since this application was approved. The review of files CDC-14-02, CDC 15-01, CDC-16-01, CDC 16-03, CDC-17-01 and CDC-17-03 showed no changes that would be relevant to, or would modify, this application.

Staff finds that on October 2, 2017, City Council approved changes to West Linn's Community Development Code under CDC-17-02. Those amendments relate to submittal requirements and approval standards for grading, geotechnical hazards and storm detention and treatment elements of development. The adopted ordinance has an effective date of November 8, 2017. This application was received and vested on October 16, 2017, prior to that effective date. Because the application was vested, the new amendments cannot be applied to this extension application.

Those new standards would, however, be applicable to any future land use application to develop Parcels A or B. The criteria is met.

2. There are no demonstrated material misrepresentations, errors, omissions, or changes in facts that directly impact the project, including, but not limited to, existing conditions, traffic, street alignment and drainage; or

3. The applicant has modified the approved plans to conform with current approval criteria and remedied any inconsistency with subsection (A)(2) of this section, in conformance with any applicable limits on modifications to approvals established by the CDC.

Staff Finding 6: Staff finds no misrepresentations, errors, or omissions that directly impact the project, including, but not limited to, existing conditions, street alignment and drainage.

Staff finds that there have been changes in the past three years regarding existing (traffic) conditions and street alignment.

Traffic conditions on Weatherhill Road have changed since 2014. In 2014, there were seven homes on Weatherhill Road producing about 67 trips per day. New home construction has meant that there are now 18 occupied homes on the street for a total of 172 trips per day. Whereas the increase in trips could be regarded as a negative change, staff finds that Weatherhill Road is a “local street” per the Transportation System Plan (TSP) and the 172 trips is significantly below the acceptable upper limit of 1500 trips per day for a local street.

Also, whereas the 2016 TSP does not offer Level of Service (LOS) scores for Weatherhill Road, the nearby Bland Circle has a level of service (LOS) of “B” at the Salamo Road intersection while Salamo Road has a LOS of “A” at that same intersection. Since Bland Circle has significantly more homes feeding onto it than Weatherhill Road, staff anticipates that Weatherhill Road’s LOS at Salamo Road would be a “B” as well.

There was public concern (Exhibit PD-4) expressed about safety along Weatherhill Road, particularly, line of sight. Staff notes that in 2014, Weatherhill Road, next to Parcel B, was only 18 feet wide with a line of sight impeded by vegetation and horizontal curves. In the past three years, a subdivision (Weatherhill Estates) was approved on the south side of the street and work is currently underway to widen Weatherhill Road. This should improve the line of sight.

In addition, this partition has a condition of approval requiring even more right of way dedication and street widening. To achieve this, the southern edge of Parcel B will have vegetation removed and existing sloped area graded down to accommodate a sidewalk and planter strip. Weatherhill Road will be widened to 30 feet which will yield improved lines of sight.

There are no drainage issues at this site. Any storm drainage facilities required for future development of parcel B will be addressed at such time that land use applications are submitted. The criteria is met.

B. The Planning Commission may grant an extension from the effective date of approval of two years pertaining to applications listed in CDC [99.060\(B\)](#), consistent with subsections (A)(1) through (3) of this section.

C. The Historic Review Board may grant an extension from the effective date of approval of two years for applications listed in CDC [99.060\(D\)](#), consistent with subsections (A)(1) through (3) of this section.

D. Repealed by Ord. 1635.

E. Extension procedures.

1. The application for extension of approval may be submitted only after a pre-application meeting under CDC [99.030\(B\)](#).

Staff Finding 7: The original decision body was the Planning Manager, not the Planning Commission or the Historic Review Board. Therefore, the Planning Manager is the decision making body for the extension. The extension will run from the approval date of November 15, 2017 to November 15, 2019. The applicant satisfied the pre-application conference requirement on October 5, 2017. The criteria is met.

2. The application shall satisfy the neighborhood meeting requirements of CDC [99.038](#) for those cases that require compliance with that section.

3. Applications for extensions must be submitted along with the appropriate deposit to the Community Development Department.

4. Applications for extensions will be processed if the initial approval lapses prior to issuance of a decision, consistent with subsection (D) (2) of this section.

5. Notice of the decision shall be issued consistent with CDC [99.080](#).

6. The decision shall not become effective until resolution of all appeal periods, including an opportunity for City Council call-up pursuant to this chapter.

Staff Finding 8: No neighborhood meeting is required per CDC 99.038. All fees were paid. This application was submitted and has been processed prior to the lapse of the initial approval. Notice has been completed per CDC Chapter 99. The criteria is met.

EXHIBIT PD-1 AFFADAVIT OF NOTICE

AFFIDAVIT OF NOTICE

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. MIS-17-10 Applicant's Name Gloff former Sequoia Heights Capital Partners
Development Name _____
Scheduled Meeting/Decision Date 11-8-17

NOTICE: Notices were sent at least 20 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

TYPE A

- A. The applicant (date) 10-19-17 (signed) G. Shroyer
- B. Affected property owners (date) 10-19-17 (signed) G. Shroyer
- C. School District/Board (date) _____ (signed) _____
- D. Other affected gov't. agencies (date) _____ (signed) _____
- E. Affected neighborhood assns. (date) 10-19-17 All (signed) G. Shroyer
- F. All parties to an appeal or review (date) _____ (signed) _____

At least 10 days prior to the scheduled hearing or meeting, notice was published/posted:

Tidings (published date) N/A (signed) G. Shroyer
City's website (posted date) 10-19-17 (signed) G. Shroyer

SIGN

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

(date) Oct 25 17 (signed) [Signature]

NOTICE: Notices were sent at least 14 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

TYPE B _____

- A. The applicant (date) _____ (signed) _____
- B. Affected property owners (date) _____ (signed) _____
- C. School District/Board (date) _____ (signed) _____
- D. Other affected gov't. agencies (date) _____ (signed) _____
- E. Affected neighborhood assns. (date) _____ (signed) _____

Notice was posted on the City's website at least 10 days prior to the scheduled hearing or meeting.

Date: _____ (signed) _____


STAFF REPORT mailed to applicant, City Council/Planning Commission and any other applicable parties 10 days prior to the scheduled hearing.

(date) _____ (signed) _____

FINAL DECISION notice mailed to applicant, all other parties with standing, and, if zone change, the County surveyor's office.

(date) 11-15-17 (signed) G. Shroyer

EXHIBIT PD-2 NOTICE



**CITY OF WEST LINN
NOTICE OF UPCOMING
PLANNING MANAGER DECISION
FILE NO. MIS-17-10**

The West Linn Planning Manager is considering a request for a two year extension of a 2014 approval for a two lot minor partition (MIP-14-01) at 23000 Horizon Drive.

The decision will be based on the approval criteria in Chapters 15, 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 received this notice because County records indicate that you own property within 500 feet of this property (Tax Lot 100 of Clackamas County Assessor's Map 2-1E-35B) 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/23000-horizon-drive-2-year-extension-mip-14-01> 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 3:00 p.m. on November 8, 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) 742-6062, 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.

EXHIBIT PD-3 COMPLETENESS LETTER

Sent



City of
West Linn

October 18, 2017

Geoff Forner
Sequoia Heights Capital Partners LLC
1101 Fifth Avenue #300
San Rafael CA 94901

SUBJECT: MIS-17-10 application for two year extension of approval for two lot partition (MIP-14-01) at 23000 Horizon Drive.

Dear Geoff:

Your application submitted on October 10, 2017 has been deemed **complete**. The city has 120 days to exhaust all local review; that period ends February 8, 2018.

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 Director to render a decision on your proposal.

A 20-day public notice will be prepared and mailed. This notice will identify the earliest potential decision date by the Planning Director.

Please contact me at 503-742-6062, or by email at pspir@westlinnoregon.gov if you have any questions or comments.

Sincerely,

Peter Spir

Peter Spir
Associate Planner

EXHIBIT PD-4 PUBLIC COMMENTS

Roberta Schwarz

Subject: FW: FYI and for Posting - 9/26/17 CCI Meeting (revised agenda), 10/3/17 CCI Meeting, 10/4/17 PC Meeting and 10/5/17 Pre-App Conferences

From: msdale7753@aol.com [mailto:msdale7753@aol.com]

Sent: Friday, September 22, 2017 3:15 PM

To: roberta.schwarz@comcast.net

Subject: Re: FYI and for Posting - 9/26/17 CCI Meeting (revised agenda), 10/3/17 CCI Meeting, 10/4/17 PC Meeting and 10/5/17 Pre-App Conferences

Hi Roberta,

Thanks for sending this over. Concerning the 2 yr extension to improve the road. It is already a very, very dangerous narrowing of the road at which they will do their work. **I assume that means that the road needs to be completed before any building takes place, is that your understanding?**

With all the additional traffic and increase population, I think it is a bad idea to give them a 2 yr extension. It's dangerous. Anyone that has driven on Weatherhill will attest to that. I would not be in favor of an extension.

In Touch, Dale

-----Original Message-----

From: Roberta Schwarz <roberta.schwarz@comcast.net>

To: Dale and Steven Seavey <msdale7753@aol.com>

Sent: Fri, Sep 22, 2017 1:04 pm

Subject: FW: FYI and for Posting - 9/26/17 CCI Meeting (revised agenda), 10/3/17 CCI Meeting, 10/4/17 PC Meeting and 10/5/17 Pre-App Conferences

Hello Dale and Steven,

We just got the update below and realized that the people who own Tanner Springs Assisted Living want a two year extension before completing the roadway improvements they agreed to do when they received their approval. If you have any issues with this please let us know. If you want more information please click the link for the pre app conference below.

Thanks so much,
Roberta

The City website has been updated with information regarding the [9/26/17 CCI Meeting \(revised agenda\)](#), the [10/3/17 CCI Meeting](#), the [10/4/17 PC Meeting](#) and the [10/5/17 Pre-App Conferences](#). The agendas are attached for posting.

Have a good weekend.
Shauna

Shauna Shroyer

EXHIBIT PD-6: LOCATION MAP

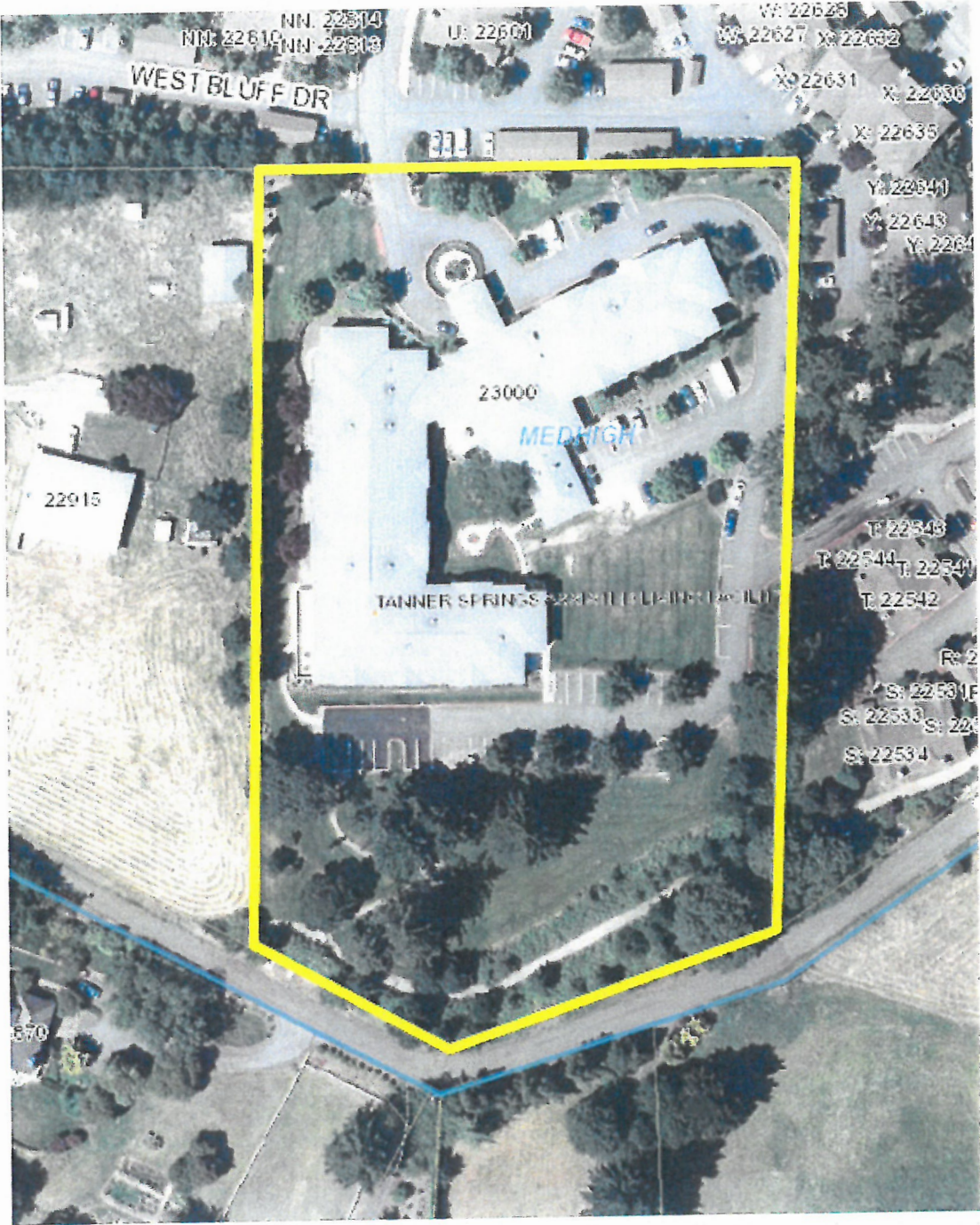


EXHIBIT PD-7: APPLICANT'S SUBMITTAL

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>P Spier</i>	PROJECT No(s). <i>MISC-17-10</i>	
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S) <i>1,400-</i>	TOTAL <i>1,400</i>

Type of Review (Please check all that apply):

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

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.

RECEIVED

OCT 10 2017

PLANNING & BUILDING

CITY OF WEST LINN

TIME

Assessor's Map No: _____

Tax Lot(s): _____

Total Land Area: **194,961 SF**

Site Location/Address:
23000 HORIZON DR

Brief Description of Proposal: APPLICANT IS REQUESTING 2-YEAR EXTENSION TO MIP 14-01 IN WHICH TO COMPLETE ROADWAY IMPROVMENTS, AS REQUIRED IN THE CONDITIONS OF APPROVAL, AND SUBSEQUENTLY SUBMIT FOR FINAL PARTITION RECORDATION.

Applicant Name: SEQUOIA HEIGHTS CAPITAL PARTNERS LLC (please print) Phone: 415-456-0600
Address: 1101 5TH AVE #300 Email: gforner@monahanpacific.com
City State Zip: SAN RAFAEL CA 94901

Owner Name (required): SEQUOIA HEIGHTS CAPITAL PARTNERS LLC (please print) Phone: 415-456-0600
Address: 1101 5TH AVE #300 Email: tmm@monahanpacific.com
City State Zip: SAN RAFAEL CA 94901

Consultant Name: (please print) Phone:
Address: Email:
City State Zip:

- All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billing.
- The owner/applicant or their representative should be present at all public hearings.
- A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
- 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.

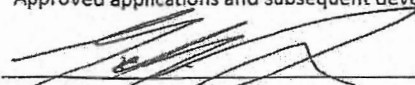
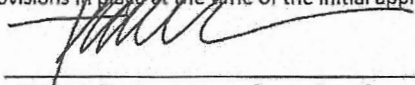
* No CD required / ** Only one hard-copy set needed

RECEIVED

OCT 10 2017

By _____

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.

	10/3/2017		10/3/2017
Applicant's signature	Date	Owner's signature (required)	Date

Sequoia Heights Capital Partners LLC

1101 5th Ave Suite 300
San Rafael CA 94901

10/2/2017

City of West Linn
Planning Department
ATTN: Peter Spir, Associate Planner
22500 Salamo Road
West Linn, Oregon 97068

RE: 23000 Horizon Dr. MIP 14-01 Extension



Dear Mr. Spir,

I am writing you on behalf of Sequoia Heights Capital Partners LLC (SHCP) the owner of Tanner Spring Assisted Living Facility located at 23000 Horizon Drive, West Linn Oregon. It is understood that the three year approval will lapse on November 25, 2017. Following our discussions, it is my understanding that the Engineering Department has deemed the Weatherhill Road Improvement Plans complete, and that remaining tasks include scheduling a schedule a Pre-Construction meeting prior to completing the work, satisfying all conditions of approval and submitting the final plat for recording.

To accomplish this, the Applicant is requesting a two year extension to MIP 14-01 approval. Per CDC99.325(A), the application is in conformance with applicable CDC provisions and relevant approval criteria enacted since the application was initially approved. The application does not exhibit any material changes from the approved set of Roadway Improvement drawings, there are no material errors in the submittal, and Approved plans have been deemed complete and conform to current approval criteria.

Included with this letter are (1) Completed Development Review Application (2) \$1,400 Deposit Fee.

Thank you,

Geoff Forner
Owner's Rep
415-456-0600 x27

