

DEVELOPMENT REVIEW APPLICATION

For Office Use Only

STAFF CONTACT	PROJECT NO(S). MISC-19-07	
NON-REFUNDABLE FEE(S) 500	REFUNDABLE DEPOSIT(S)	TOTAL 500

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.

Site Location/Address:

22995 Bland Circle
West Linn, OR

Assessor's Map No.: 21E26C

Tax Lot(s): 1400

Total Land Area: 1.04 Acres

Brief Description of Proposal:

Time extension for MIP 16-02 to allow time for the completion of the final partition plat.

Applicant Name:
(please print)

Brian and Inger Babcock

Phone: 541 543-9177

Address:

22995 Bland Circle
West Linn, OR 97068

Email: tothefullest@ymail.com

City State Zip:

Owner Name (required):
(please print)

Same as applicant.

Phone:

Address:

Email:

City State Zip:

Consultant Name:
(please print)

Rick Givens, Planning Consultant

Phone: 503-479-0097

Address:

18680 Sunblaze Dr.
Oregon City, OR 97045

Email: rickgivens@gmail.com

City State Zip:

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.

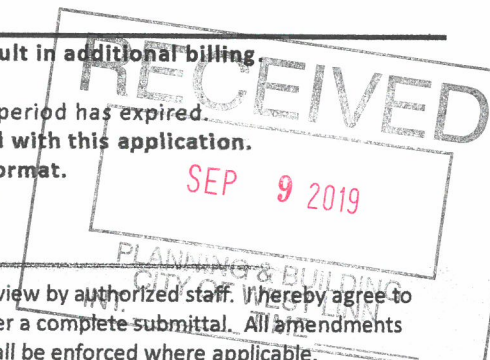
4. **Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application.**

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.



Brian Babcock

9/5/19

Brian Babcock

9/5/19

Applicant's signature

Date

Owner's signature (required)

Date

Julianne Babcock

9/5/19

Julianne Babcock

9/5/19

Application for Time Extension

MIP 16-02

Introduction:

This application requests approval of a time extension for the three lot partition approved in file number MIP 16-02. The applicants have been unable to complete the final plat for the project due to a variety of personal reasons and, therefore, are requesting this time extension to allow them to finalize the project. The relevant approval criteria are found in Chapter 99.325 of the West Linn Community Development Code. The requested time extension complies with these criteria as follows:

99.325 EXTENSIONS OF APPROVAL

- A. *An extension may be granted by the original decision-making body by an additional two years from the effective date of approval pertaining to applications listed in CDC 99.060(A), (B), (C), (D) or (E), as applicable, upon finding that:*
- 1. The applicant has demonstrated that the application is in conformance with applicable CDC provisions and relevant approval criteria enacted since the application was initially approved; and*

Comment: MIP 16-02 was approved in May of 2016 after being found to comply with all relevant provisions of the West Linn Community Development Code. No new approval criteria have been adopted by the City of West Linn since that date. No changes to the approved preliminary plat are proposed other than as may be needed to accommodate a right-of-way vacation application pending approval by the City of West Linn. That vacation would only add area to the parcels and would not impact any relevant approval criteria.

- 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*

Comment: There have been no misrepresentations, errors or omissions in the prior application or any communications with the City regarding this application. The facts relevant to the approval of the partition remain unchanged from the date of the initial approval. There has been no change to the existing conditions, traffic, street alignment or drainage. There is a pending street vacation application for the unbuilt portion of Killarney Drive abutting the south boundary of the subject property. The vacation of this street would add approximately 4,358 sq. ft. of area to the proposed partition, but would not impact any relevant approval criteria.

- 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.*

Comment: There are no inconsistencies with relevant approval criteria so no modifications are required.