

## DEVELOPMENT REVIEW APPLICATION

**For Office Use Only**

STAFF CONTACT	PROJECT NO(S). <b>MIP-23-01</b>	PRE-APPLICATION NO. <b>n/a</b>
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S) <b>\$2,800</b>	TOTAL <b>\$2,800</b>

**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"/> Code Interpretation     | <input type="checkbox"/> Lot Line Adjustment (LLA)                        | <input type="checkbox"/> Time Extension                                  |
| <input type="checkbox"/> Conditional Use (CUP)   | <input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan) | <input type="checkbox"/> Variance (VAR)                                  |
| <input type="checkbox"/> Design Review (DR)      | <input type="checkbox"/> Modification of Approval                         | <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Tree Easement Vacation  | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures           | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP)    |
| <input type="checkbox"/> Final Plat or Plan (FP) | <input type="checkbox"/> Planned Unit Development (PUD)                   | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG)      |
| <input type="checkbox"/> Flood Management Area   | <input type="checkbox"/> Street Vacation                                  | <input type="checkbox"/> Zone Change                                     |

Pre-Application, Home Occupation, Sidewalk Use, Addressing, and Sign applications require different forms, available on the City website.

**Site Location/Address:**

Assessor's Map No.:

Tax Lot(s):

Total Land Area:

**Brief Description of Proposal:**

**Applicant Name:**

(please print)

Address:

City State Zip:

Phone:

Email:

**Owner Name** (required):

(please print)

Address:

City State Zip:

Phone:

Email:

**Consultant Name:**

(please print)

Address:

City State Zip:

Phone:

Email:

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 decision may be reversed on appeal. The permit approval will not be effective until the appeal period has expired.
4. Submit this form and supporting documents through the [Submit a Land Use Application](https://westlinnoregon.gov/planning/submit-land-use-application) web page:  
<https://westlinnoregon.gov/planning/submit-land-use-application>

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.

Applicant's signature

Date

Owner's signature (**required**)

Date

City of West Linn Planning Department,

Please find the following required supporting documents for this Proposal. The intent of this proposal is to apply for a minor land partition utilizing SB458 to create a child lot on the westwardly portion of the parent lot located at 2740 Lancaster st. Below you will find the responses to the 5 criteria spelled out in section 2 of SB458 as well as the existing conditions site plan and proposed site plan to show compliance with the requirements.

Matt Ortiz, President  
ORMACK Investments, INC  
971-703-9629  
Matt@ORMACKhomes.com  
1880 Willamette Falls Dr  
Suite 240  
West Linn, OR 97068

SB458 Section 2:

(1) As used in this section, “middle housing land division” means a partition or subdivision of a lot or parcel on which the development of middle housing is allowed under ORS 197.758 (2) or (3).

(2) A city or county shall approve a tentative plan for a middle housing land division if the application includes:

(a) A proposal for development of middle housing in compliance with the Oregon residential specialty code and land use regulations applicable to the original lot or parcel allowed under ORS 197.758 (5);

(b) Separate utilities for each dwelling unit;

**Response: Please see included site plan.**

(c) Proposed easements necessary for each dwelling unit on the plan for:

(A) Locating, accessing, replacing and servicing all utilities;

**Response: Please see included site plan.**

(B) Pedestrian access from each dwelling unit to a private or public road;

**Response: No easement needed**

(C) Any common use areas or shared building elements;

**Response: No common or share elements**

(D) Any dedicated driveways or parking; and

**Response: No easement needed, please see included site plan.**

(E) Any dedicated common area;

**Response: No easement needed**

(d) Exactly one dwelling unit on each resulting lot or parcel, except for lots, parcels or

tracts used as common areas; and

(e) Evidence demonstrating how buildings or structures on a resulting lot or parcel will

comply with applicable building codes provisions relating to new property lines and, notwithstanding the creation of new lots or parcels, how structures or buildings located on the newly created lots or parcels will comply with the Oregon residential specialty code.

**Response: Please see included site plan demonstrating compliance with the new unit to meet Oregon residential specialty code.**

**(3) A city or county may add conditions to the approval of a tentative plan for a middle housing land division to:**

**(a) Prohibit the further division of the resulting lots or parcels.**

**(b) Require that a notation appear on the final plat indicating that the approval was given under this section.**

**(4) In reviewing an application for a middle housing land division, a city or county:**

**(a) Shall apply the procedures under ORS 197.360 to 197.380.**

**(b) May require street frontage improvements where a resulting lot or parcel abuts the street consistent with land use regulations implementing ORS 197.758.**

**Response: Please see included site plan, applicant proposes fee in-lieu as existing street does not have street improvements and street improvements would be inconsistent with neighborhood.**

**(c) May not subject an application to approval criteria except as provided in this section, including that a lot or parcel require driveways, vehicle access, parking or minimum or maximum street frontage.**

**Response: Please see included site plan.**

**(d) May not subject the application to procedures, ordinances or regulations adopted under ORS 92.044 or 92.046 that are inconsistent with this section or ORS 197.360 to 197.380.**

**(e) May allow the submission of an application for a middle housing land division at the same time as the submission of an application for building permits for the middle housing.**

**(f) May require the dedication of right of way if the original parcel did not previously provide a dedication.**

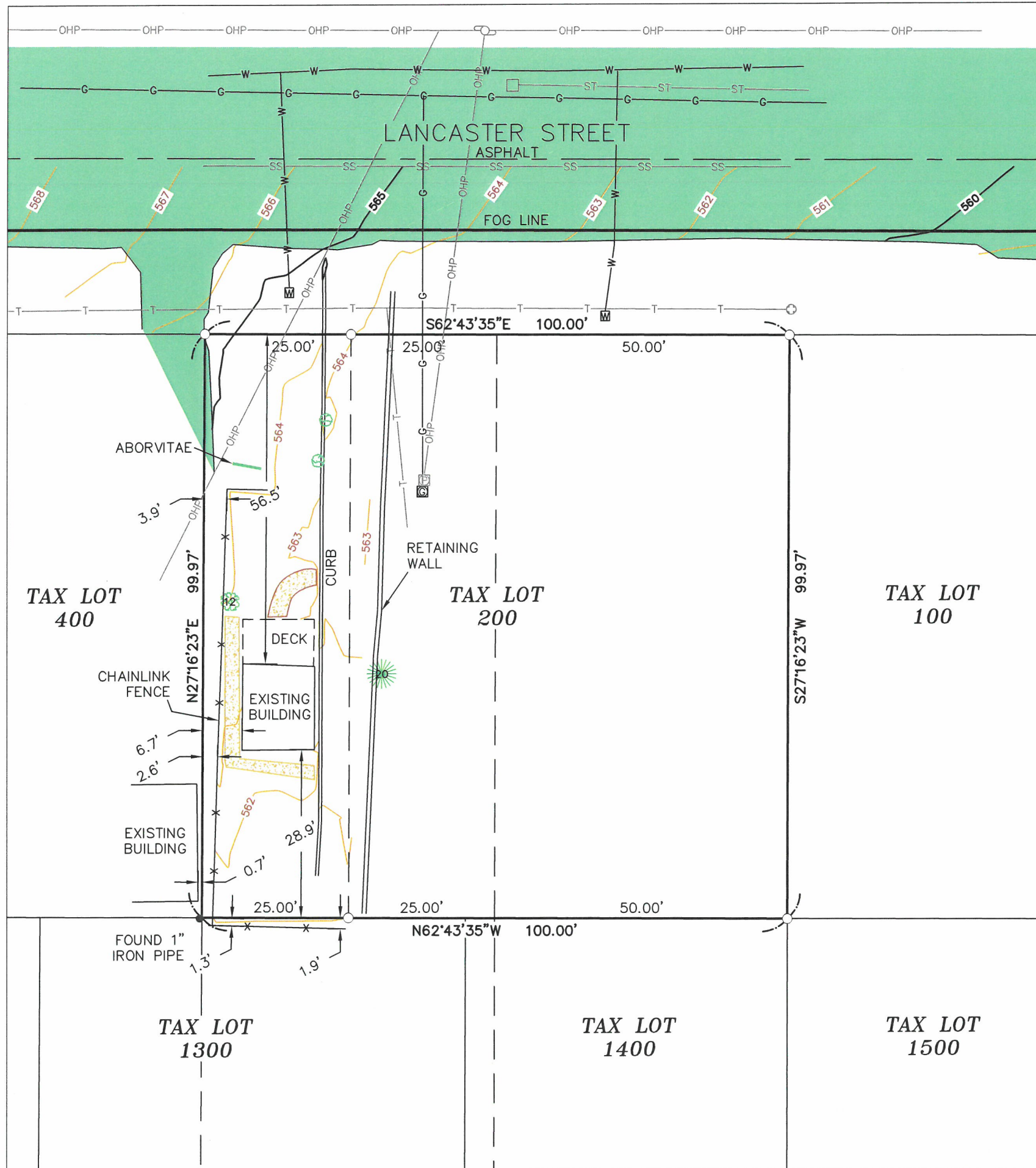
**(5) The type of middle housing developed on the original parcel is not altered by a middle housing land division.**

**(5) The type of middle housing developed on the original parcel is not altered by a middle housing land division.**

**(6) Notwithstanding ORS 197.312 (5), a city or county is not required to allow an accessory dwelling unit on a lot or parcel resulting from a middle housing land division.**

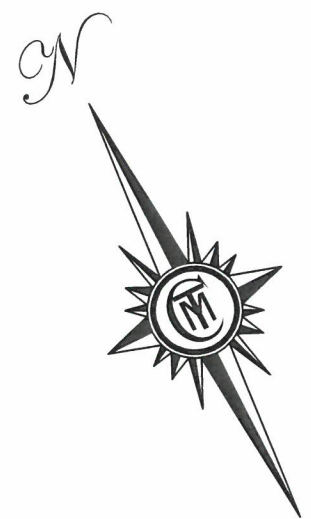
**(7) The tentative approval of a middle housing land division is void if and only if a final subdivision or partition plat is not approved within three years of the tentative approval. Nothing in this section or ORS 197.360 to 197.380 prohibits a city or county from requiring a final plat before issuing building permits.**

**SECTION 2a. Section 2 of this 2021 Act applies only to a middle housing land division permitted on or after July 1, 2022.**



**LEGEND**

- EXISTING BUSH/SHRUB
- EXISTING DECIDUOUS TREE W/ TRUNK DIAMETER (INCHES)(CL=CLUSTER)
- EXISTING CONIFEROUS TREE W/ TRUNK DIAMETER (INCHES)(CL=CLUSTER)
- EXISTING TELEPHONE POLE
- EXISTING OVERHEAD TELEPHONE
- EXISTING ELECTRIC METER
- EXISTING POWER POLE
- EXISTING OVERHEAD POWER LINES
- EXISTING WATER METER
- EXISTING UNDERGROUND WATER
- EXISTING GAS METER
- EXISTING UNDERGROUND GAS LINE
- EXISTING CATCH BASIN
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING FENCE
- SET WOOD STAKES AT THE APPROXIMATE PROPERTY CORNER
- FOUND MONUMENTS
- EXISTING CONCRETE
- EXISTING ASPHALT



SCALE 1" = 20'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*David Roeger*  
OREGON  
SEPTEMBER 11, 2018  
DAVID ROEGER  
86811

EXPIRES DECEMBER 31, 2024

**NOTES**

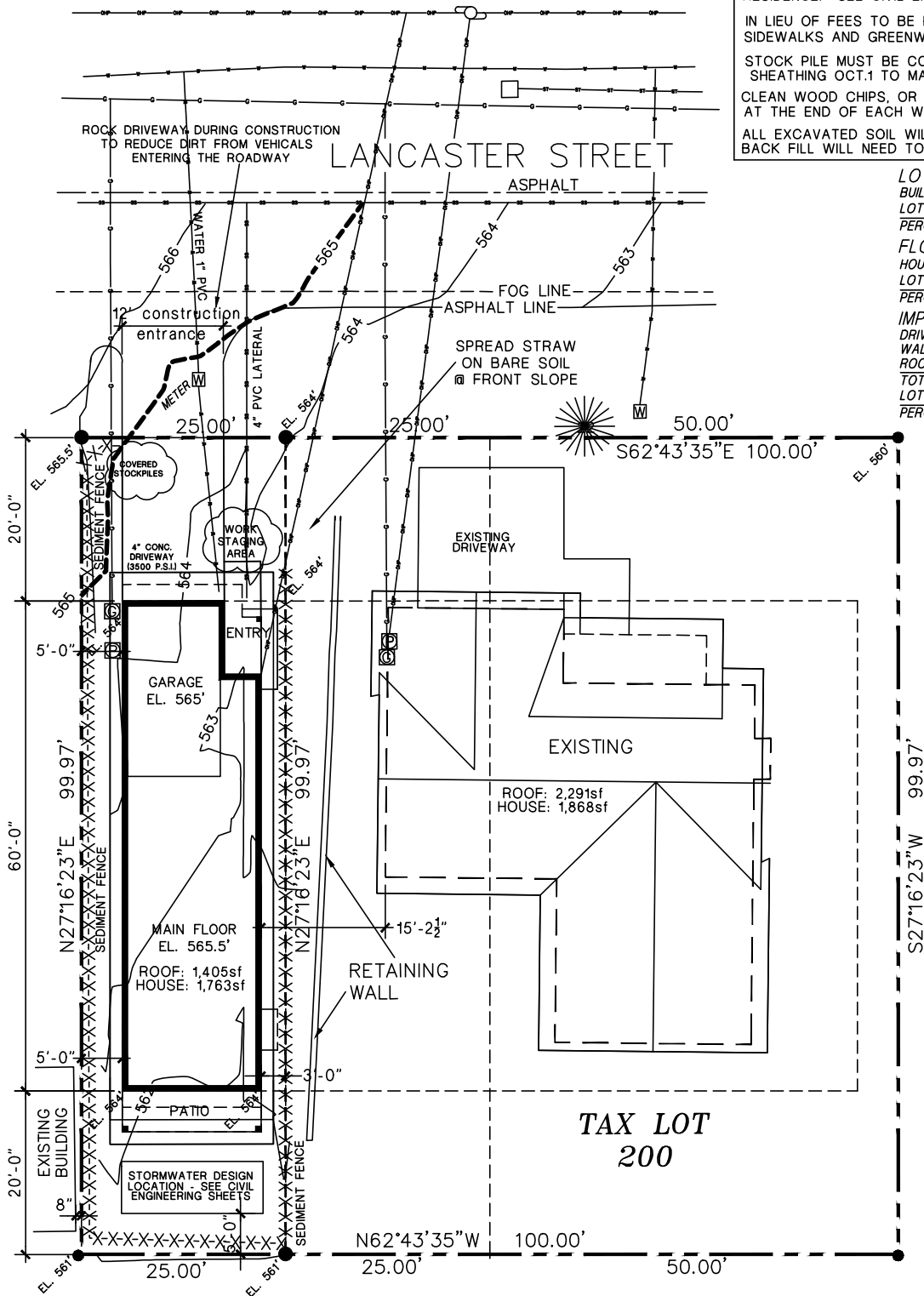
1. THE PURPOSE OF THIS MAP WAS TO SHOW THE EXISTING CONDITIONS FOR 2740 LANCASTER STREET.
2. THE BASIS OF BEARINGS WAS PER SURVEY NO. 2007-372, CLACKAMAS COUNTY RECORDS.
3. LOCAL DATUM WAS ESTABLISHED BY GPS OBSERVATION, NAVD 88.
4. THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF ORMACK HOMES.
5. THIS MAP WAS PREPARED BY PLAT RECORDS, CALCULATED DATA, AND FIELD MEASUREMENTS, A RECORDED PARTITION PLAT WILL BE FILED AT A DATE TO BE DETERMINED.
6. ALL UTILITY LOCATIONS ARE SHOWN BY ABOVE GROUND FEATURES AND LOCATION OF PAINT MARKS SUPPLIED BY THE LOCAL UTILITY COMPANIES. CMT TAKES NO RESPONSIBILITY OF UNDERGROUND LOCATION. PLEASE NOTIFY THE UTILITY NOTIFICATION CENTER BEFORE ANY DIGGING 1-800-332-2344.

<b>EXISTING CONDITIONS</b>	<b>2740 LANCASTER ST</b>
NW 1/4 SEC 36, T2S, R1E, W.M.	
CITY OF WEST LINN	
CLACKAMAS COUNTY, OREGON	
NOVEMBER 14, 2022	
DRAWN: JMR CHECKED: DMR	
SCALE 1"=20' ACCOUNT # 399	
Y:\399-003\DWG\399003BASE	
<b>CMT SURVEYING AND CONSULTING</b> 20330 SE HIGHWAY 212 DAMASCUS, OR 97089 PHONE (503) 850-4672 FAX (503) 850-4590	

**SITE RELATED NOTES:**

ROOF LINES SHOWN ON SITE PLAN  
 STORMWATER DESIGN LOCATED SOUTH OF RESIDENCE. SEE CIVIL ENGINEERING "SW" SHEETS  
 IN LIEU OF FEES TO BE PAID FOR NOT INSTALLING SIDEWALKS AND GREENWAY SPACE.  
 STOCK PILE MUST BE COVERED WITH PLASTIC SHEATHING OCT.1 TO MAY 31.  
 CLEAN WOOD CHIPS, OR OTHER APPROVED MATERIAL AT THE END OF EACH WORK DAY.  
 ALL EXCAVATED SOIL WILL NEED TO BE REMOVED. BACK FILL WILL NEED TO BE RETURNED TO THE SITE.

<b>LOT COVERAGE</b>	
BUILDINGS	2,859 SQ. FT.
LOT AREA	9,997 SQ. FT.
PERCENTAGE	28.59 %
<b>FLOOR AREA RATIO (FAR)</b>	
HOUSE	3,631 SQ. FT.
LOT AREA	9,997 SQ. FT.
PERCENTAGE	36.2 %
<b>IMPERVIOUS</b>	
DRIVE	484 SQ. FT.
WALK	88 SQ. FT.
ROOF	3,696 SQ. FT.
TOTAL AREA	4,268 SQ. FT.
LOT AREA	9,997 SQ. FT.
PERCENTAGE	42.7 %



**SITE & EROSION CONTROL PLAN**

SCALE 1" = 20'-0"

**WATSON DESIGN WORKS, Inc.**  
 1880 Willamette Falls Drive  
 Suite 200-D  
 West Linn, Or. 97068

WATSON DESIGN WORKS WILL NOT BE LIABLE FOR THE ACCURACY OF THE TOPOGRAPHY INFORMATION. IT IS THE SOLE RESPONSIBILITY OF THE BUILDER / OWNER TO VERIFY ALL SITE CONDITIONS, INCLUDING ANY FILL PLACED ON THE SITE THAT MAY CAUSE OF ANY POTENTIAL FIELD MODIFICATIONS.

**PROJECT:**  
**BUILDER:**  
**ORMACK INVESTMENTS**  
 1880 WILLAMETTE FALLS DRIVE  
 WEST LINN, OR. 97068  
 971.703.9629

**SITE INFORMATION:**  
 2748 LANCASTER STREET  
 CITY OF WEST LINN, OR. 97068  
 CLACKAMAS COUNTY

JOB No.	22088
DATE	1-5-2023
<b>S</b>	

