

DEVELOPMENT REVIEW APPLICATION

For Office Use Only			
STAFF CONTACT Chris Myers	PROJECT NO(S). ELD-23-07	PRE-APPLICATION NO.	
NON-REFUNDABLE FEE(S) \$4,900	REFUNDABLE DEPOSIT(S)	TOTAL	\$4,900

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 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 | <input checked="" type="checkbox"/> X Expedited Land Division | |



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:

5715 West A Street

Assessor's Map No.:	2-2E-30CB
Tax Lot(s):	2700, 2800 & 2900
Total Land Area:	24,500 S.F.

Brief Description of Proposal:

Expedited Land Divisions to divide 4 existing lots into a total of 8 lots for and the construction of 8 new townhouse units.

Applicant Name: (please print) Icon Construction & Development, LLC
Address: 1969 Willamette Falls Dr., Suite 260
City State Zip: West Linn, OR 97068

Phone: (503) 657-0406
Email: darren@iconconstruction.net

Owner Name (required): (please print) Same as applicant.
Address:
City State Zip:

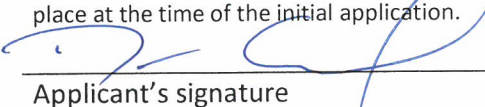


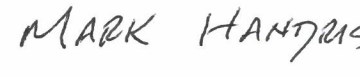
Phone:
Email:

Consultant Name: (please print) Rick Givens, Planning Consultant
Address: 28615 SW Paris Ave., Unit 110
City State Zip: Wilsonville, OR 97070

Phone: 503-351-8204
Email: rickgivens@gmail.com

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. The City accepts electronic (.pdf) land use applications and project submissions from applicants. Applicants should 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	8/14/23 Date	 Owner's signature (required)	8/14/23 Date
			

Expedited Land Division Narrative

5715 West A Street - Expedited Land Division

Icon Construction & Development, LLC

Proposal: This application requests approval of a middle housing Expedited Land Division (ELD) for a total of four platted lots located at 5715 West A Street in West Linn. This site is located on the east side of West A Street between Webb Street and Terrace Drive.



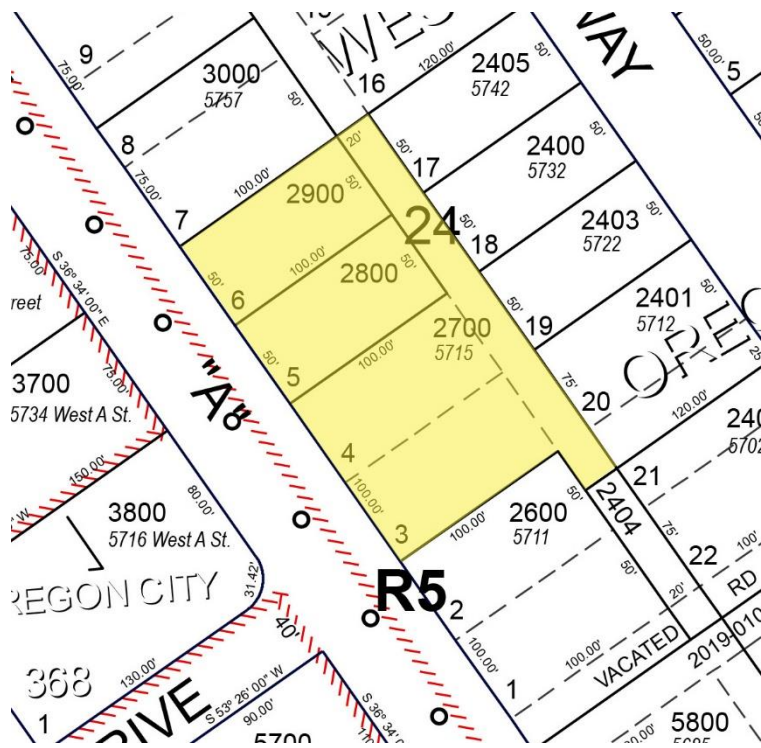
Vicinity Map

The existing lots included in the project are identified as Lots 3, 4, 5 & 6 of Block 24 of the West Oregon City Addition to the City of West Linn subdivision recorded in 1924. The property is presently identified by the Clackamas County Assessor's Office Map No. 22E30CB as Tax Lots 2700 (containing Lots 3 and 4 and a 20'-wide power line tract), 2800 (Lot 5) and 2900 (Lot 6). The site measures 24,500 sq. ft. in area and is zoned R-5. There is an existing single-family detached home on the subject property that spans Lots 3, 4 and a portion of Lot 5. This home will be demolished in order to allow for the construction of pairs of townhouse units on each of the four platted lots.

This application requests approval of an Expedited Land Division to permit middle housing, pursuant to the provisions of ORS 92.031, to divide each of the four platted lots into two parcels. Each parcel will contain a townhouse unit. The proposed site plan is depicted on the map on the following page as well as on the Tentative Plan submitted with this application.



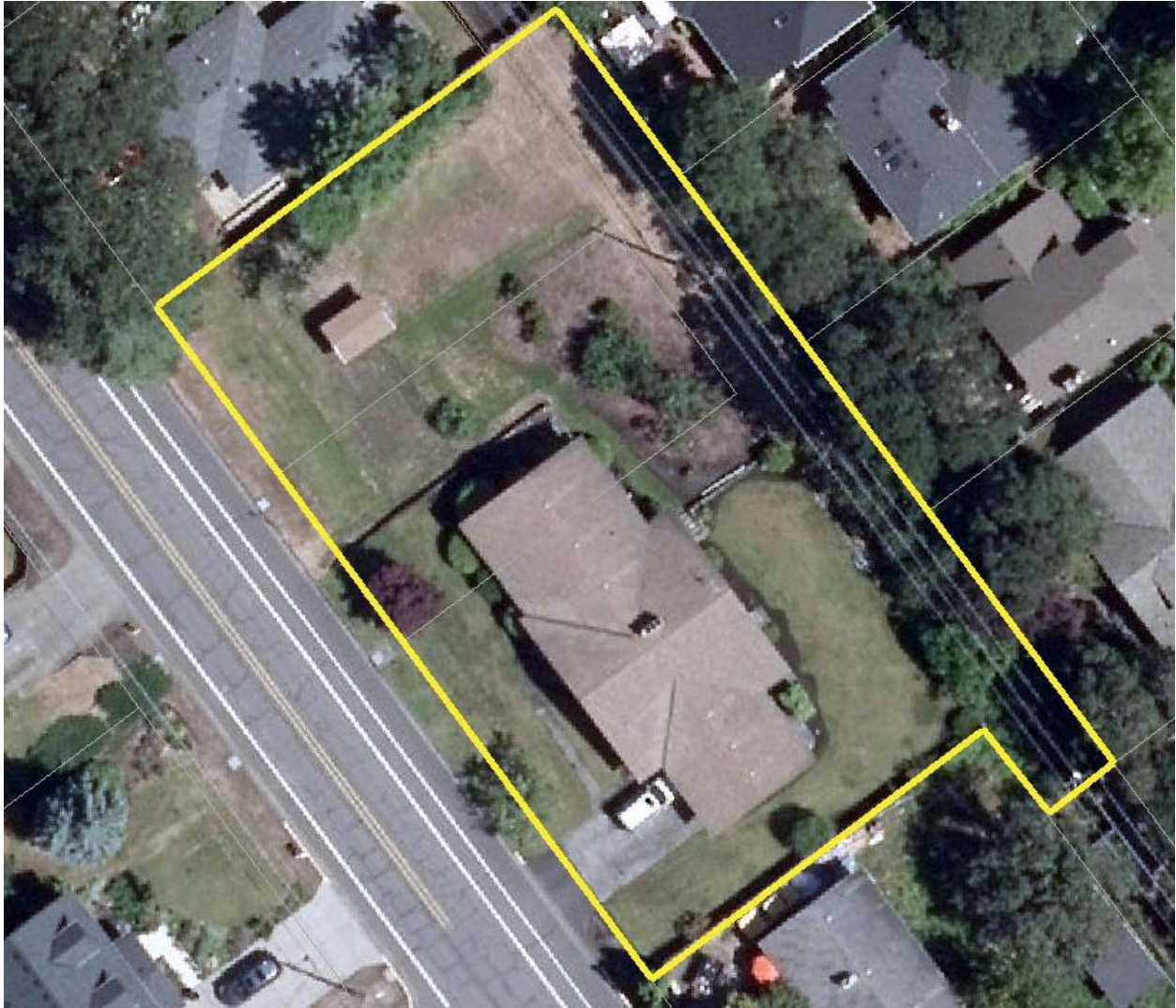
Site Plan



Crop from Assessor's Map
22E30CB

Existing Conditions

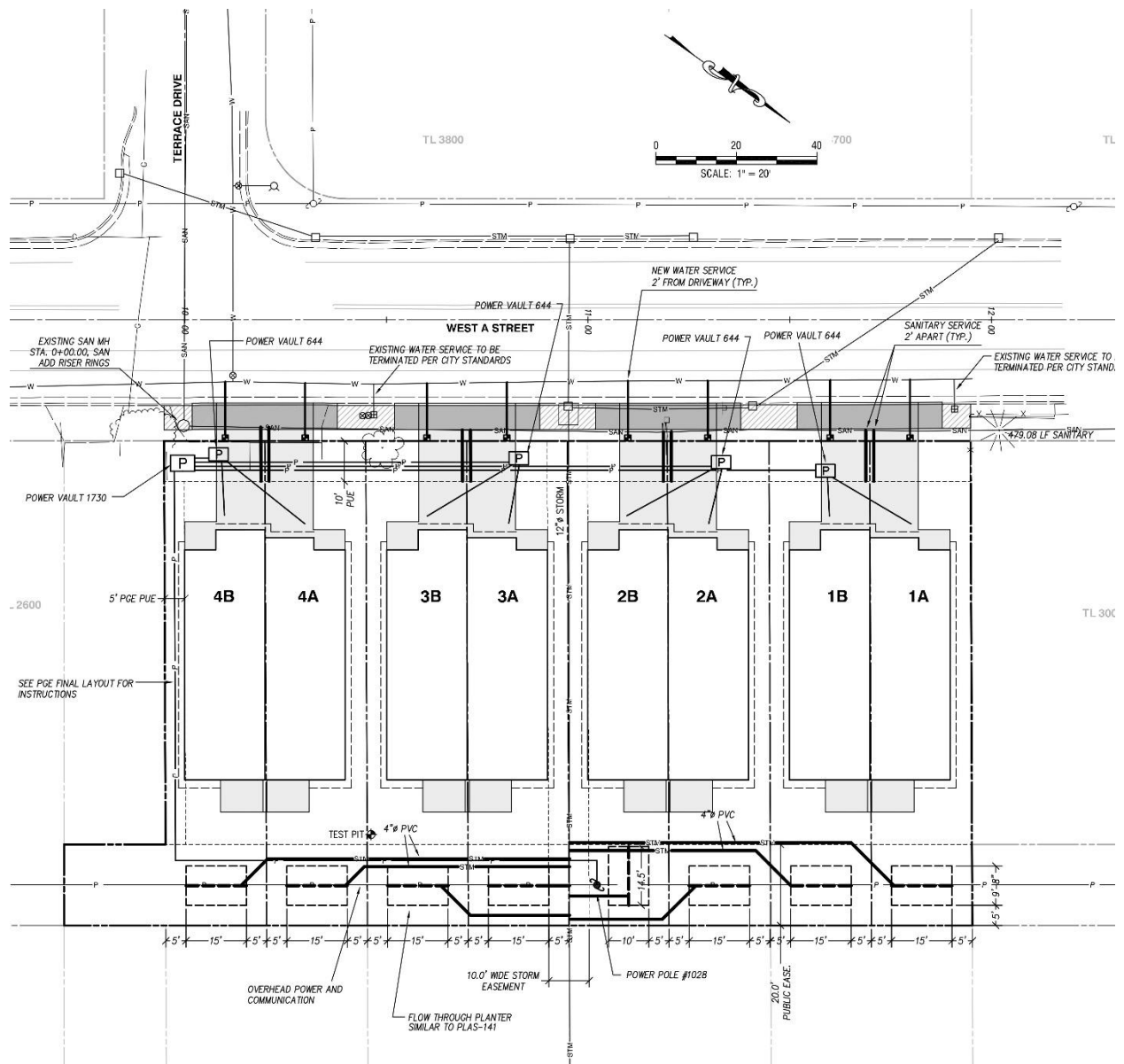
The subject property is shown outlined in yellow on the aerial photograph on the following page. As discussed above, there is an existing house on the property that will be demolished to make way for the construction of the proposed townhouse units. The property slopes downhill from West A Street to the northeast at a grade of less than five percent. There are existing overhead powerlines locate in the 20-foot-wide easement on the east edge of the property.



Aerial Photograph of Existing Conditions

Public Facilities

City of West Linn sanitary sewer and water lines are located in West "A" Street to serve the proposed project. New service laterals and water meters will be installed as shown on the preliminary utility plans shown below. There is an existing storm sewer line that drains water from West A Street that passes through the site. There is no existing easement for this facility on the property. The plans for the project include the removal of the existing storm line and the installation of a new 12" line in a new easement between Tax Lots 2700 & 2800. Flow-through infiltration soakage chambers will be used for individual lots, with overflow to the new storm line.



Utility Plan

Compliance with Approval Criteria:

Consistent with the provisions of ORS 92.031, this proposed middle housing land division application will make use of the Expedited Land Division procedures set forth in ORS 197.360. The approval criteria relevant to this application are found in ORS 92.031.

(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).

Comment: This application involves townhouse units, one of which will be located on each parcel. The townhouse units will be constructed in pairs. Townhouse units are middle housing pursuant to the definitions in ORS 197.758(1). The subject lots are zoned R-5 and this zone allows for the development of middle housing under standards adopted by the City of West Linn.

(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);

Comment: The proposed parcels will be developed with townhouse units, as shown on the attached Tentative Plan. Application for building permits will be submitted separately and they will demonstrate compliance with the Oregon residential specialty code.

ORS 197.758(5) states:

“Local governments may regulate siting and design of middle housing required to be permitted under this section, provided that the regulations do not, individually or cumulatively, discourage the development of all middle housing types permitted in the area through unreasonable costs or delay. Local governments may regulate middle housing to comply with protective measures adopted pursuant to statewide land use planning goals.”

Comment: The City of West Linn adopted Ordinance 1736 to provide for compliance with state requirements for middle housing. The new standards allow for middle housing in all residential districts, including the R-5 district applicable to the subject property. The only limitations provided in the updated standards are dimensional requirements that do not discourage development of middle housing. The applicable dimensional standards for the R-5 zone are found in CDC 13.070 and are shown in the table below:

STANDARD	REQUIREMENT	ADDITIONAL NOTES	COMMENT
<i>Average min. Lot or Parcel size for a Townhouse Project</i>	<i>1,500 SF</i>		The proposed townhouse parcels are a minimum of 3,000 sq. ft. in area. This standard is met.
<i>Minimum lot width at front lot line</i>	<i>35 ft.</i>	<i>Does not apply to Townhouses or Cottage Clusters.</i>	Not applicable to the proposed townhouse units.
<i>Average Minimum lot width</i>	<i>35 ft.</i>	<i>Does not apply to Townhouses or Cottage Clusters.</i>	Not applicable to the proposed townhouse units.
<i>Front Yard</i>	<i>20 ft</i>	<i>None Applicable.</i>	The proposed minimum front yard setback is 20 feet.
<i>Interior Side Yard</i>	<i>5 ft</i>	<i>Townhouse common walls that are attached may have a 0 ft side setback.</i>	The proposed side yards are 5 feet except for the proposed 0 ft. setback between attached townhouse units.
<i>Street Side Yard</i>	<i>15 ft</i>		Not applicable. No street side yards exist in this proposal.
<i>Rear Yard</i>	<i>20 ft</i>		The minimum rear yards proposed exceed 20 feet.
<i>Maximum Building Height</i>	<i>35 ft</i>	<i>Except for steeply sloped lots in which case the provisions of Chapter 41 CDC shall apply.</i>	The proposed townhouse units will comply with the maximum 35' height. Compliance with height standards will be reviewed with the building permit application.
<i>Maximum Lot Coverage</i>	<i>40%</i>	<i>Maximum lot coverage does not apply to duplexes, triplexes, quadplexes, townhouses or cottage clusters.</i>	Not applicable to the proposed townhouse units.
<i>Minimum Accessway Width to a lot which does not abut a street or a flag lot</i>	<i>15 ft</i>		Not applicable. No accessways are proposed.
<i>Maximum Floor Area Ratio</i>	<i>0.45</i>	<i>Max FAR does not apply to duplexes, triplexes, quadplexes, townhouses or cottage clusters.</i>	Not applicable to the proposed townhouse units.

(b) Separate utilities for each dwelling unit;

Comment: Each unit of the townhouses will have separate utilities, as shown on the Utility Plan above.

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

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

Comment: Each unit is on a separate lot and all utilities serving the homes are either on the proposed lots or within utility easements that protect the required access. Public Utility Easements required for all facilities are shown on the Tentative Plan and Utility Plan.

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

Comment: All of the lots front directly onto West A Street. A new 6'-wide sidewalk will be installed along the frontage, as shown on the Tentative Plan and Utility Plan.

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

Comment: Not applicable. There will be no common use areas or shared building elements.

(D) Any dedicated driveways or parking; and

Comment: Each parcel will have a driveway providing for parking for one vehicle plus an attached garage providing an additional parking space.

(E) Any dedicated common area;

Comment: No dedicated common areas are proposed.

(d) Exactly one dwelling unit on each resulting lot or parcel, except for lots, parcels or tracts used as common areas; and

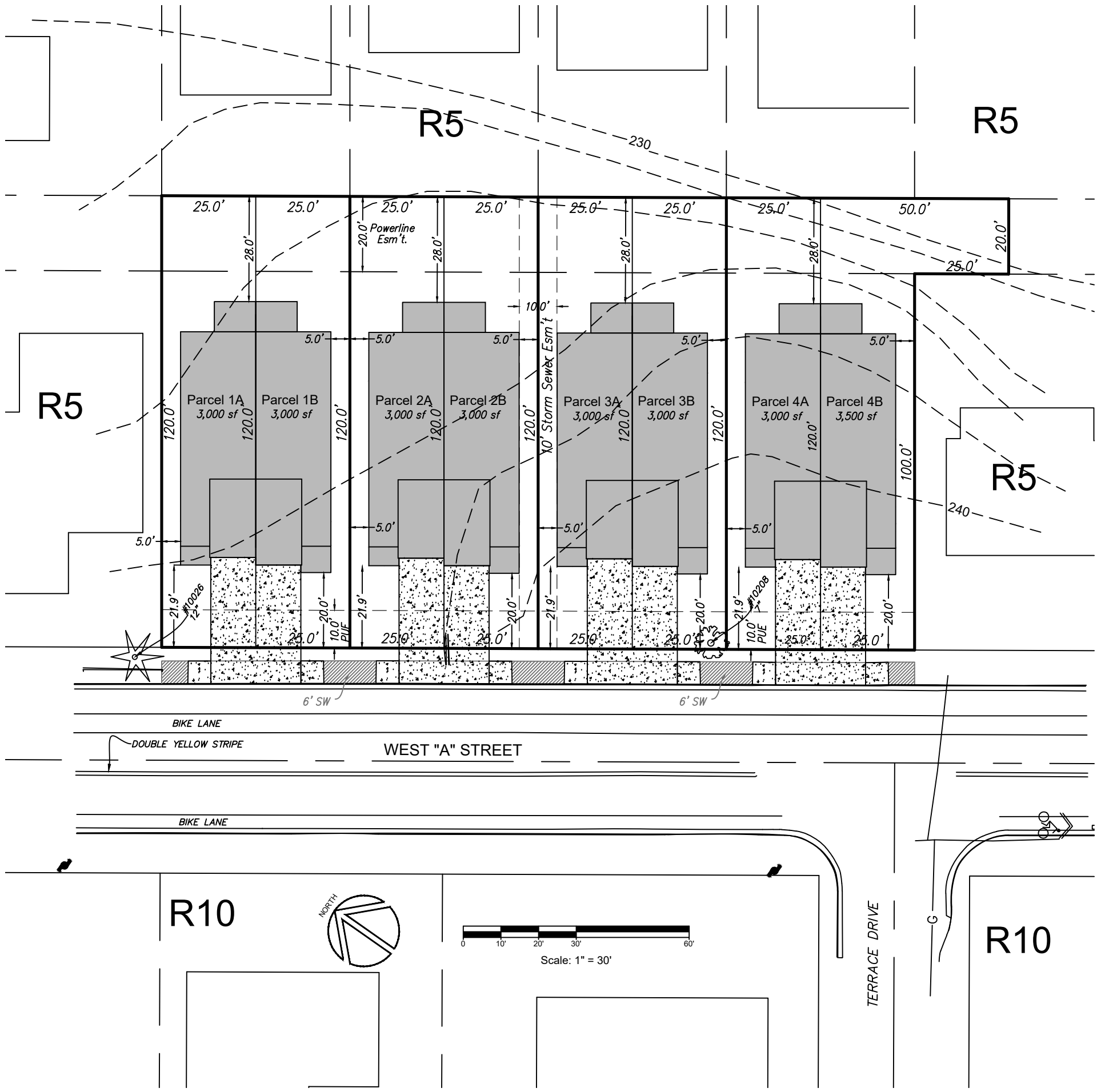
Comment: Each lot will be developed with exactly one dwelling unit.

(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.

Comment: The plans and other materials required to demonstrate compliance with this requirement will be provided with the building permit applications.

Grading and Utility Plans per CDC 85.170(C)-(E)

Utility and Grading Plans, prepared by Theta, LLC, are included with this application. These drawing shows all sewer, water and storm services required to serve the proposed lots. Future grading for the foundations for the homes to be built on the lots will be submitted with the building permit applications prior to the commencement of home construction.



VICINITY MAP

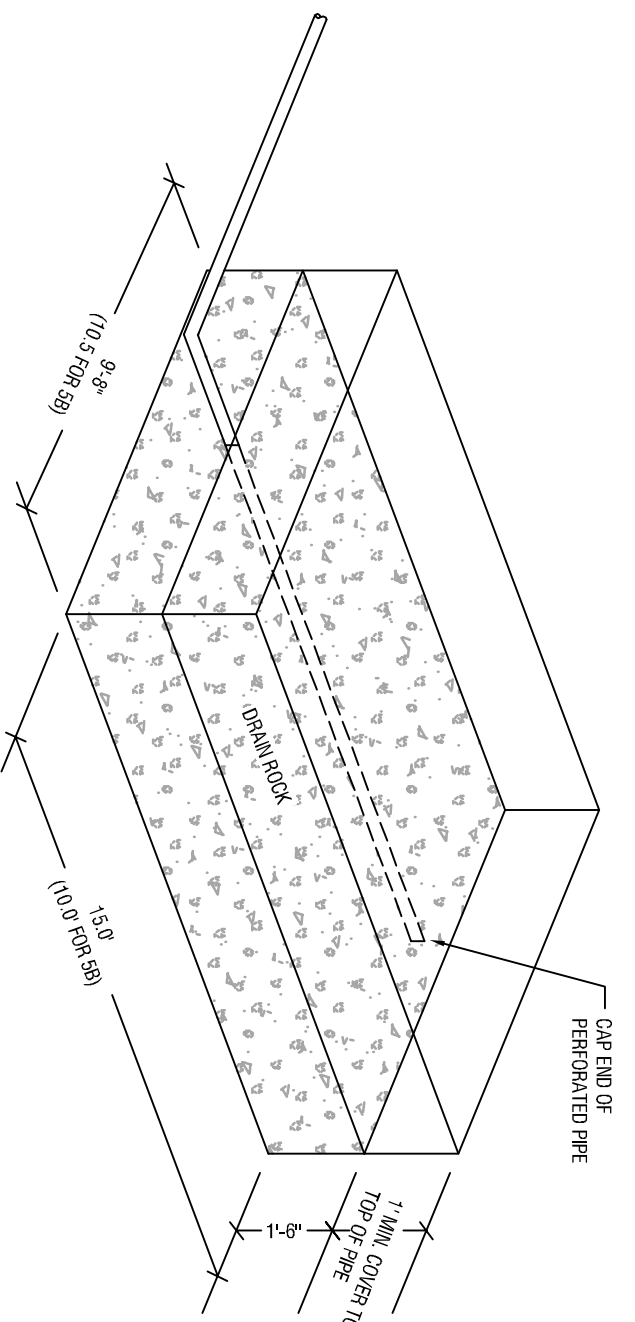
Legal: 22E30CB 2700, 2800 & 2900
 Water: City of West Linn
 Sewer: City of West Linn
 Engineer: Theta Engineering
 Surveyor: Centerline Concepts, Inc.
 Site Area: 24,500 sq. ft.
 Zoning: R-5

DESIGNED:	R.E.G.		
DRAWN:	R.E.G.		
SCALE:	1" = 30'		
DATE:	August 2023		
FILE:	23-ICN-100	DATE	NO.
			REVISION

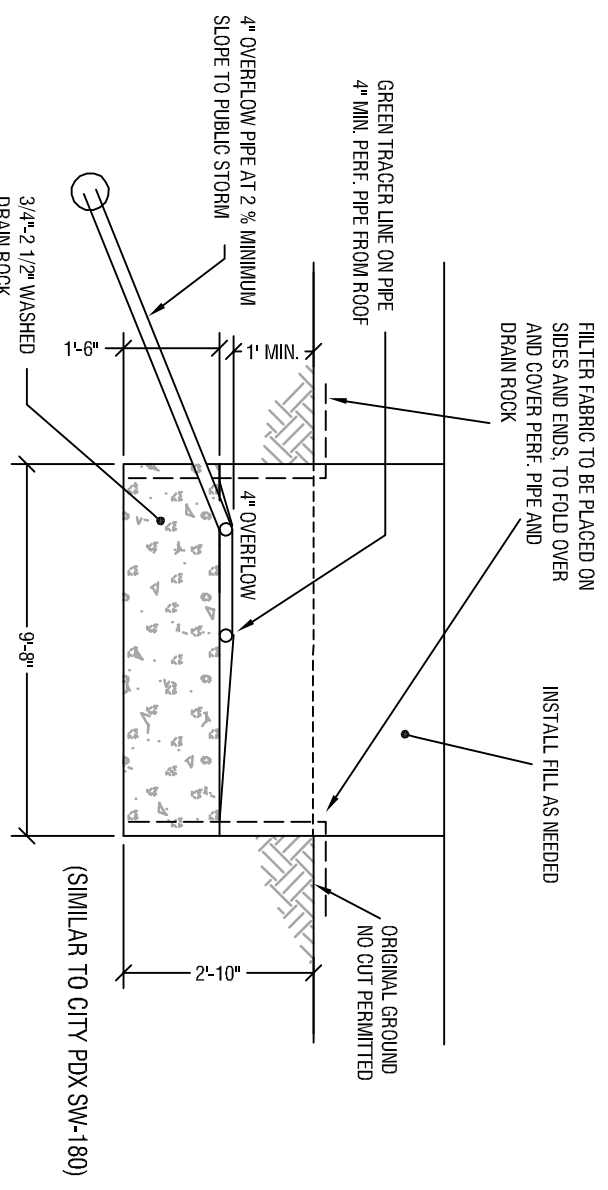
Richard E. Givens, Planning Consultant
 28615 SW Paris Ave., Unit 110
 Wilsonville, OR 97070
 PH: (503) 351-8204

APPLICANT: Icon Construction & Development, LLC
 1969 Willamette Falls Dr., Suite 260
 West Linn, OR 97068
 PH: (503) 657-0406

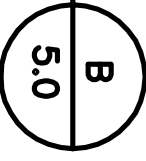
5715 West A Street ELDs
Tentative Plan



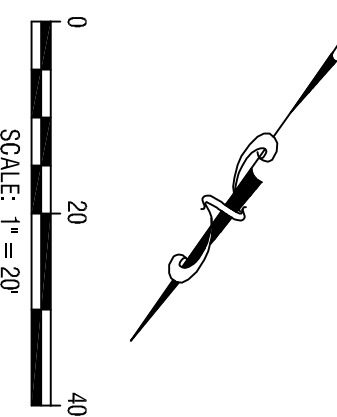
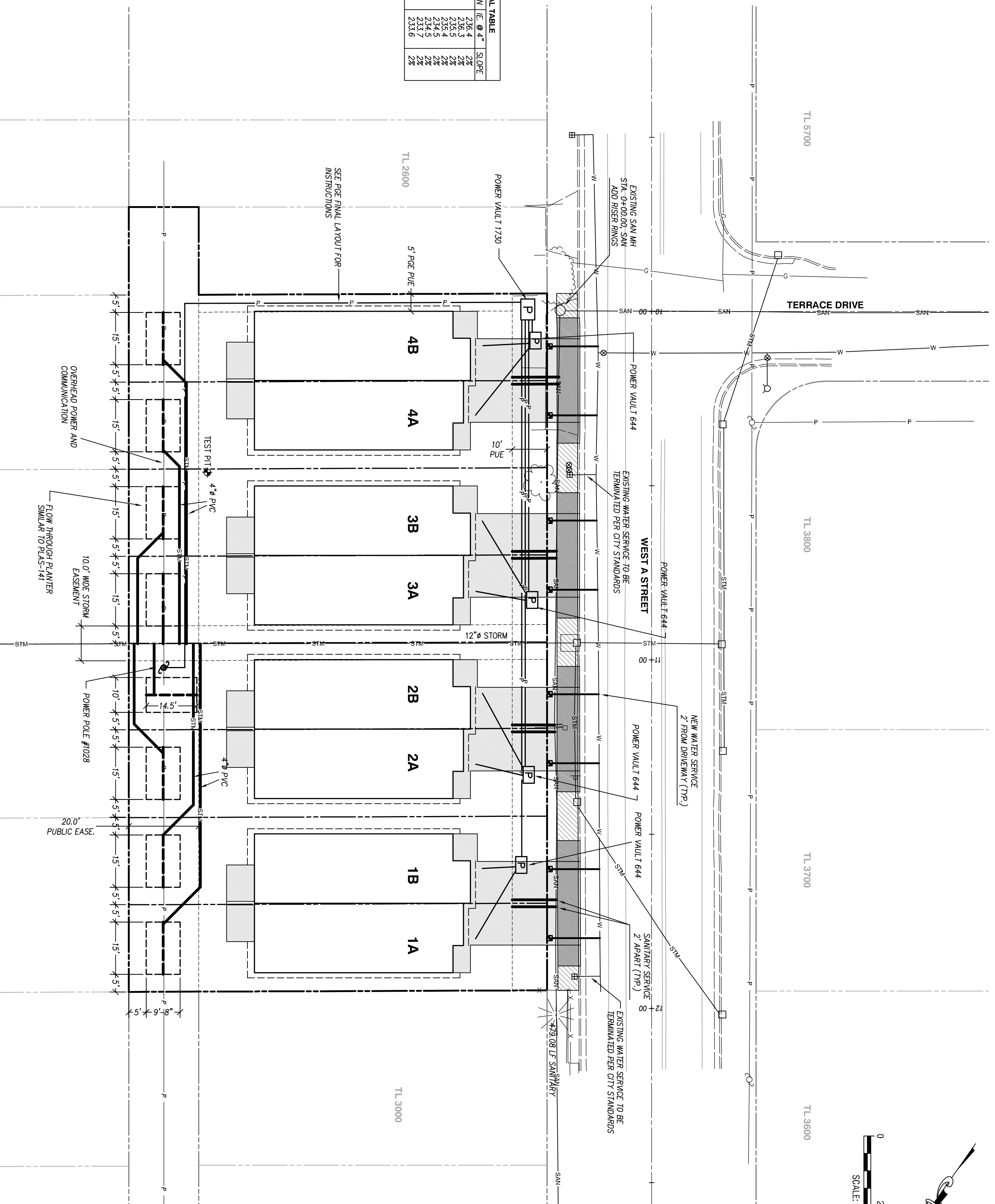
SOAKAGE TRENCH
3A, 3B, 4A, 4B, 5A, 6A, 6B
 SCALE: NTS



SOAKAGE TRENCH SECTION
 SCALE: NTS



LOT	STATION	LENGTH	IN. SAN.	IN. SAN.	IN. SAN.	IN. SAN.	IN. SAN.
50	0+00	13.34	2335.09	236.3	22	22	22
3A	0+30	13.34	2335.09	236.3	22	22	22
4B	0+45	12.67	2334.20	234.4	22	22	22
4A	0+48	12.67	2334.20	234.4	22	22	22
5B	1+28	12.16	2333.30	232.4	22	22	22
5A	1+28	12.16	2333.30	232.4	22	22	22
6B	1+30	12.54	2332.40	230.4	22	22	22
6A	1+30	12.54	2332.40	230.4	22	22	22
	1+80	12.57	2331.40	228.4	22	22	22
			323.40	233.6	22	22	22



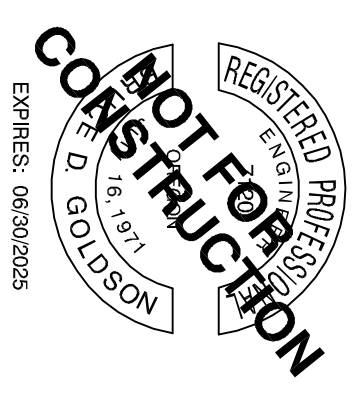
2023-1292ZA

DESIGNED:	BDG	DATE	
DRAWN:	BJS	NO.	
SCALE:	1" = 20'	REVISION	
DATE:	July, 2023		
FILE:	A Avenue 1292ZA CIVIL		

THE
ENGINEERING - SURVEYING - PLANNING
 PO Box 1345
 Lake Oswego, Oregon 97035
 503/481-8822
 email: thebain@comcast.net

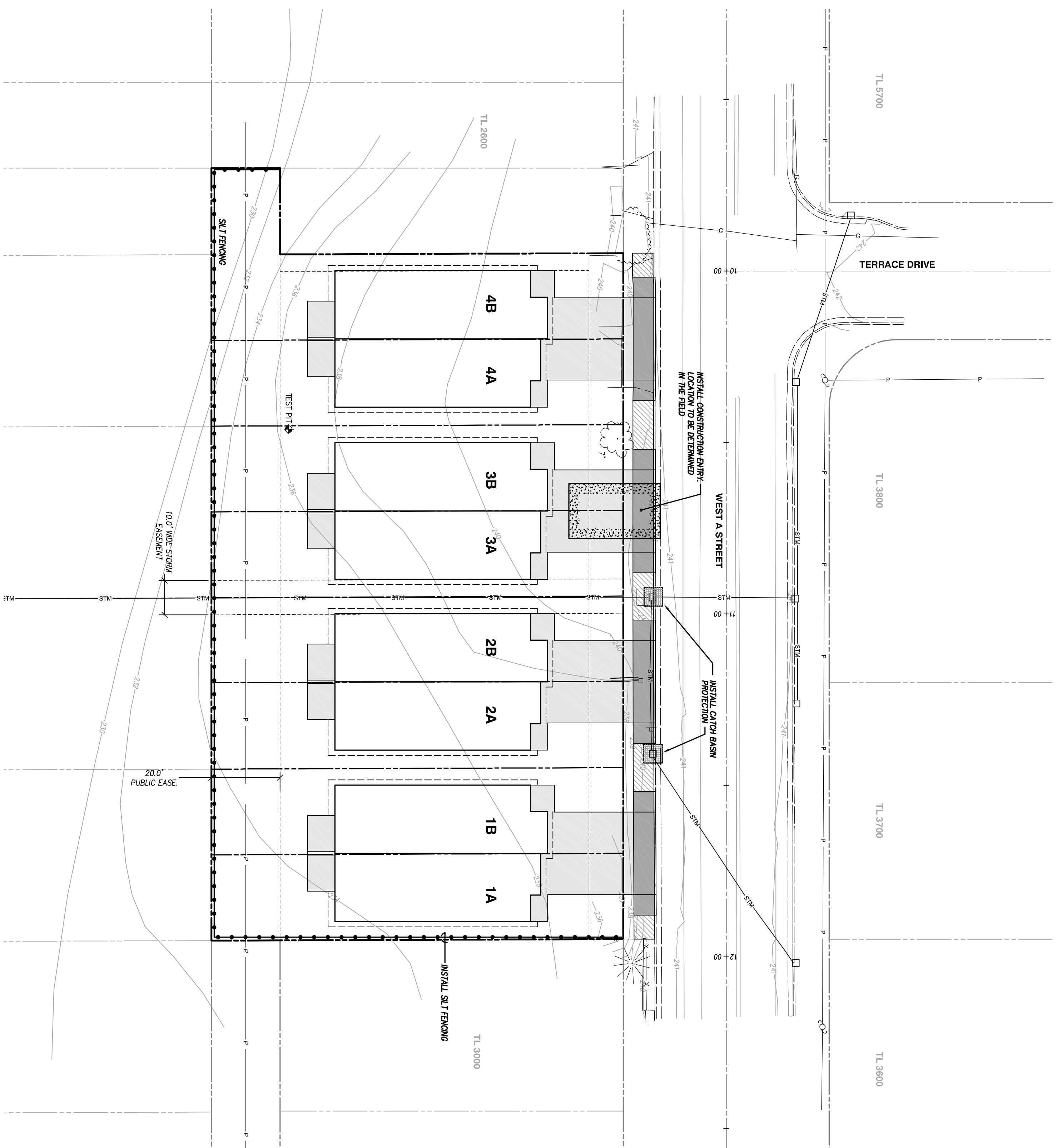
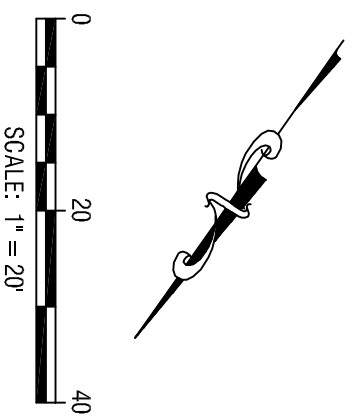
Icon Construction and Development
 1969 Willamette Falls Drive #280
 West Linn, Oregon 97068

West A Redevelopment
 5715 W. A Street
 West Linn, Oregon



UTILITY PLAN

SHEET:
5.0

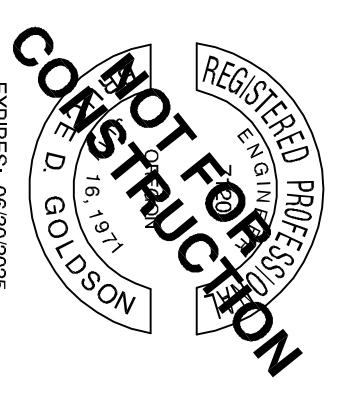


2023-1292A			
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DRAWN:	BJS		
SCALE:	1" = 20'		
DATE:	July, 2023		
FILE:	A Avenue 1292A CIVIL	DATE	NO.
		REVISION	

THEETA, LLC
ENGINEERING - SURVEYING - PLANNING
PO Box 1345
Lake Oswego, Oregon 97035
503/481-8822
email: theeta@comcast.net

Icon Construction and Development
1969 Willamette Falls Drive #280
West Linn, Oregon 97068

GRADING AND EROSION CONTROL PLAN
West A Redevelopment
5715 W. A Street
West Linn, Oregon



SHEET:

6.0