

DEVELOPMENT REVIEW APPLICATION

For Office Use Only

STAFF CONTACT Ben Gardner	PROJECT NO(S). EXT-23-02	PRE-APPLICATION NO.
NON-REFUNDABLE FEE(S) \$1,760	REFUNDABLE DEPOSIT(S)	TOTAL \$1,760

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: 1791 Blankenship RD	Assessor's Map No.: T25, R1E, Sec. 35CB
	Tax Lot(s): 2600
	Total Land Area: .35 acres

Brief Description of Proposal:

Extension of land use approve in file MIP-18-06/DR-18-06 (MISC-21-10)

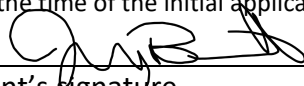

Applicant Name: Jeremy Barnett <small>(please print)</small>	Phone: 9714045141
Address: 19330 Howell St	Email: localbarnett@gmail.com
City State Zip: Gladstone, OR 97027	

Owner Name (required): Jeremy Barnett <small>(please print)</small>	Phone: 9714045141
Address: 19330 Howell St	Email: localbarnett@gmail.com
City State Zip: Gladstone, OR 97027	

Consultant Name: <small>(please print)</small>	Phone:
Address:	Email:
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 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.

	9/13/2023		9/13/2023
Applicant's signature	Date	Owner's signature (required)	Date

JEREMY BARNETT
localbarnett@gmail.com
971-404-5141
1791 Blankenship Rd
West Linn, Oregon 97068

John Floyd
City OF West Linn
Associate Planner

9/13/2023

RE: Request for extension of land use approval in MIP-18-06/DR-18-06

Mr. Floyd,

In October 2021 I received an extension for the above-referenced City of West Linn land use file. Following the extension, I was unable to find a path forward for developing the property myself, so I decided to list the property for sale and have been actively marketing the project. To date I have not received any acceptable offers. Given my inability to sell the property and the positive impact that HB2001 brought to the overall cost of the project I am in the process of pursuing construction financing to complete the development of the site. I am requesting an additional extension to allow the time needed to secure financing and complete the required improvements needed to finalize the plat.

Pursuant to City of West Linn Community Development Code (CDC), my current approval expires on July 2, 2022. Per CDC 99.325(A): 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
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.

In response to the items above I confirm the following information:

- Item 1 above, I intend to move forward with the development of the site pursuant to the original approval. No modifications are requested.
- Item 2 above, there are no material misrepresentations, errors, omissions, or changes in facts that directly impact the development of the site.
- Item 3 above, no such conditions exist and therefore no modifications have been made.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeremy Barnett', with a stylized flourish at the end.

Jeremy Barnett
Project Owner