

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT Chris Myers	PROJECT NO(S). ELD-23-08	PRE-APPLICATION NO. n/a
NON-REFUNDABLE FEE(S) \$4,900.00	REFUNDABLE DEPOSIT(S)	TOTAL \$4,900.00

Type of Review (Please check all that apply):

- | | | |
|--|--|--|
| <input type="checkbox"/> Annexation (ANX) | <input type="checkbox"/> Final Plat (FP) Related File # _____ | <input type="checkbox"/> Subdivision (SUB) |
| <input type="checkbox"/> Appeal (AP) | <input type="checkbox"/> Flood Management Area (FMA) | <input type="checkbox"/> Temporary Uses (MISC) |
| <input type="checkbox"/> CDC Amendment (CDC) | <input type="checkbox"/> Historic Review (HDR) | <input type="checkbox"/> Time Extension (EXT) |
| <input type="checkbox"/> Code Interpretation (MISC) | <input type="checkbox"/> Lot Line Adjustment (LLA) | <input type="checkbox"/> Right of Way Vacation (VAC) |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Minor Partition (MIP) | <input type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Design Review (DR) | <input type="checkbox"/> Modification of Approval (MOD) | <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Tree Easement Vacation (MISC) | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP) |
| <input checked="" type="checkbox"/> Expediated Land Division (ELD) | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG) |
| <input type="checkbox"/> Extension of Approval (EXT) | <input type="checkbox"/> Street Vacation | <input type="checkbox"/> Zone Change (ZC) |

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

Site Location/Address: **4399 kenthorpe way**

Assessor's Map No.:

Tax Lot(s):

Total Land Area: **.46 acre**

Brief Description of Proposal:

4 lot ELD. existing house to remain in place and three new lots to be created

Applicant Name*: **Alexander Shah**

Address: **18531 S upper Highland rd beavercreek or 97004**

City State Zip:

Phone: **9716781952**

Email: **alec@shahsolutions.com**

Owner Name (required): **kenthorpe homes llc**

Address: **same as above**

City State Zip:

Phone: **same as above**

Email:

Consultant Name: **n/a**

Address:

City State Zip:

Phone:

Email:

1. Application fees are non-refundable (excluding deposit). Applications with deposits will be billed monthly for time and materials above the initial deposit. ***The applicant is financially responsible for all permit costs.**
2. The owner/applicant or their representative should attend all public hearings.
3. A decision may be reversed on appeal. The decision will become effective once the appeal period has expired.
4. Submit this form, application narrative, and all supporting documents as a single PDF 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 authorizes the application and grants city staff the **right of entry** onto the property to review the application. Applications with deposits will be billed monthly for time and materials incurred above the initial deposit. The applicant agrees to pay additional billable charges.

Alexander Shah

Applicant's signature

11/6/2023

Date

Alexander Shah

Owner's signature (**required**)

11/6/2023

Date

DEVELOPMENT REVIEW CHECKLIST

The application form and supporting materials should be submitted electronically through <https://westlinnoregon.gov/planning/submit-land-use-application> as one (1) .pdf file. To create a single PDF file, go to [Adobe Acrobat Free Merge PDF](#) online tool. [Other free Acrobat PDF tools](#) like converting a file to PDF or reducing the file size are available on the Adobe website.

Supporting reports may be uploaded separately through this web form *if* the file size is too large. The separate submissions should be numbered (i.e., Submittal 1 of 2) and noted under transmittal contents. All plan set files **MUST** be flattened and reduced.

Submission requirement to upload through the web form:

- .pdf format.
- Individual file size no larger than 128 MB.
- Do not attach 'zip' files. Our server will reject all 'zip' files.
- Reduce and flatten all plan sets BEFORE uploading plan sets. The raster/vector settings should be optimized for printing.

A complete application must include the following:

- ☐ Development Review Application. Original signatures from all owners must be on the application form. **Do NOT use DocuSign.**
- ☐ A **project narrative** outlining the project's scope in detail, including the changes to the site, structure, landscaping, parking, land use, and lot consolidations.
- ☐ Complete written responses to identified approval criteria in the [Community Development Code \(CDC\)](#).
- ☐ A Service Provider Letter from Tualatin Valley Fire and Rescue - <https://www.tvfr.com/399/Service-Provider-Permit> Please contact Jason Arn at jason.arn@tvfr.com with any questions about TVF&R requirements.
- ☐ Vicinity Map showing the site within the City.
- ☐ Site Plan drawn to scale showing the:
 - Taxlot and address of the project,
 - Area of the site (acres or square feet),
 - Zoning and Neighborhood Association,
 - Location and dimensions of existing and proposed buildings, structures,
 - Location of existing and proposed on-site driveways and off-street parking,
 - Configuration and dimensions of all existing and proposed lots and tracts, including a proposed park, open space, and or drainage tracts or easements,
 - Location and width of existing and proposed easement for access, drainage, etc., and
 - Location of existing and proposed trees and other proposed landscaping.
 - Location of existing public and private utilities, easements, and 100-year floodplain,
 - Sensitive areas, including the location of on-site wetlands and riparian areas,
 - Location of existing off-site driveways across the street,
 - If applicable, internal circulation system, name, and location of existing and proposed roadways and roadway easements (private and public), and
 - Location and width of existing and proposed on-site pedestrian and bicycle facilities on-site.
- ☐ If applicable, a Utility Plan and Landscape plan, drawn to scale.
- ☐ If applicable, Building elevation drawings with exterior elevations for every side of each structure, height including building materials and floor levels, drawn to scale.
- ☐ If required, documentation of any required meeting with the respective City-recognized neighborhood association per CDC [99.038](#).
- ☐ Any other materials identified by city staff at the pre-application meeting.

For applications that the Planning Commission decides, the applicant or applicant's representative should present their proposal to the PC at the public hearing.

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;

Water, sewer, and storm will be connected to the city mains on kenthorpe way.

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

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

Lot 2 will be given an easement for access and utilities in the flag "POLE" section of lot 1. The access and utility easement will be 12' wide running from the front of Pole portion of lot one and ending at the rear of lot 2.

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

See above, lot 2 will be given an easement from lot 1 for vehicle and pedestrian access.

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

The only shared use areas will be the flag pole portion of lot 1, which will be shared for access.

(D) Any dedicated driveways or parking; and

Please see above, flag pole portion of lot 1 to be used by lot 1 and 2. Final plat will note all easements and use agreements.

(E) Any dedicated common area;

Please see above

- (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 survey with building outlines demonstrating compliance with the new unit to meet Oregon residential specialty. All new structures will be more than 3' from any proposed property lines except the new home on lot 3. The home on lot three will be 3' from the property line that abuts the existing house. All homes that require a fire detail will have one provided. All new homes to be approved by the building department prior to the signing on the final plat by the City of West Linn.

The existing house will be 2' from the property line that abuts the flag pole portion of lot 1. A fire detail shall be provided for that side.

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.

Currently the site does not have sidewalk. This site is on a dead-end road with extremely low traffic. On the opposite side of the street there are full street improvements with a new sidewalk and storm planters. Applicant is requesting no street improvements be required on this site. If street improvements are required, the applicant is requesting they only be required for the frontage of the new lots OR FIL. FIL would be much preferable and building a sidewalk here would be quite silly.

(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.

All lots meet minimum standard. All lots will have pedestrian and vehicular access.

(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.

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(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

Addresses

dissolved 0-5K

■ Hydrant

Stormwater Structure

■ Catch Basin

■ Inlet

■ Manhole

■ Outfall

Stormwater Main

— Pipe

— Open Ditch

— Stormwater Lateral

■ Stormwater Facility

■ Water Sampling Station

— Water Main

— Water Service

Sewer Structure

■ Cleanout

■ Manhole

■ Outfall

■ Plug

■ Valve

■ Vault

■ Sewer Pump Station

— Sewer Main

— Sewer Lateral

— City Limit

■ Unimproved ROW

■ Parks and Open Space

■ City Owned Property

0 0.01 0.0 Miles

1: 564.25



Notes

This map was automatically generated using Geocortex Essentials.



Response to incomplete items

1. TVF&R Service Provider Permit - Provide a TVF&R Service Provider Permit.

Provided

2. Grading and Utility Plans - Provide a grading plan and a utility plan of existing and proposed utility connections per CDC 85.170(C)-(E).

Provided

3. Proposed Easements - Show location and width of proposed easements for access, drainage, and utilities.

These are now shown on the civil plans

4. Location of existing off-site driveways - Show location of existing off-site driveways across Kenthorpe Road from the subject property.

This is now shown on the topo

5. Site Plan - Edit site plans on pages 8, 9, and 10 of the application to show a consistent width for the access drive.

The access drive was and is consistent on the site plans submitted. It is 18' wide. I think where the confusion stems from is the survey shows the distance between the corner of the existing house and the side parent lot line. This distance is 20.09' and is just shown for informational purposes.

Also, the size of the lots have changed a couple from the original submittal.

**FIRE CODE / LAND USE / BUILDING REVIEW
APPLICATION**



North Operating Center
11945 SW 70th Avenue
Tigard, OR 97223
Phone: 503-649-8577

South Operating Center
8445 SW Elligsen Rd
Wilsonville, OR 97070
Phone: 503-649-8577

REV 6-30-20

Project Information

Applicant Name: Alec Shah
Address: 18531 S Upper highland Rd. Beavercreek or 97004
Phone: 9716781952
Email: alec@shahhousingsolutions.com
Site Address: 4399 Kenthorpe Way
City: West Linn
Map & Tax Lot #: 21E24BA04300
Business Name: Shah Homes llc
Land Use/Building Jurisdiction: West Linn
Land Use/ Building Permit # n/a

Choose from: Beaverton, Tigard, Newberg, Tualatin, North Plains, West Linn, Wilsonville, Sherwood, Rivergrove, Durham, King City, Washington County, Clackamas County, Multnomah County, Yamhill County

Project Description

Middle housing development. Currently site has one existing home and three new homes are proposed. Please see lot map. Each lot will have a two story 1700 sq ft Detached house

Permit/Review Type (check one):

- X Land Use / Building Review - Service Provider Permit
- ☐ Emergency Radio Responder Coverage Install/Test
- ☐ LPG Tank (Greater than 2,000 gallons)
- ☐ Flammable or Combustible Liquid Tank Installation (Greater than 1,000 gallons)
- * Exception: Underground Storage Tanks (UST) are deferred to DEQ for regulation.
- ☐ Explosives Blasting (Blasting plan is required)
- ☐ Exterior Toxic, Pyrophoric or Corrosive Gas Installation (in excess of 810 cu.ft.)
- ☐ Tents or Temporary Membrane Structures (in excess of 10,000 square feet)
- ☐ Temporary Haunted House or similar
- ☐ OLCC Cannabis Extraction License Review
- ☐ Ceremonial Fire or Bonfire (For gathering, ceremony or other assembly)

For Fire Marshal's Office Use Only

TVFR Permit # 2024-0006
Permit Type: SPP- West Linn
Submittal Date: NA
Assigned To: DFM Arn
Due Date: NA
Fees Due: \$0
Fees Paid: \$0

Approval/Inspection Conditions
(For Fire Marshal's Office Use Only)

This section is for application approval only


Fire Marshal or Designee

1-8-24
Date

Conditions:

See approved fire service plan.

See Attached Conditions: ☐ Yes ☒ No

Site Inspection Required: ☐ Yes ☒ No

This section used when site inspection is required

Inspection Comments:

Final TVFR Approval Signature & Emp ID

Date

PROPOSED REPLAT

REPLAT OF LOT 56, KENTHORPE TRACTS (UNRECORDED),
LOCATED IN THE NW ¼ OF SECTION 24, T.2S., R.1E., W.M.,
CITY OF WEST LINN, WASHINGTON COUNTY, OREGON.

Date: OCTOBER 28, 2023



APPROVED PLANS

APPROVAL OF PLANS IS NOT AN APPROVAL
OF OMISSIONS OR OVERSIGHTS.

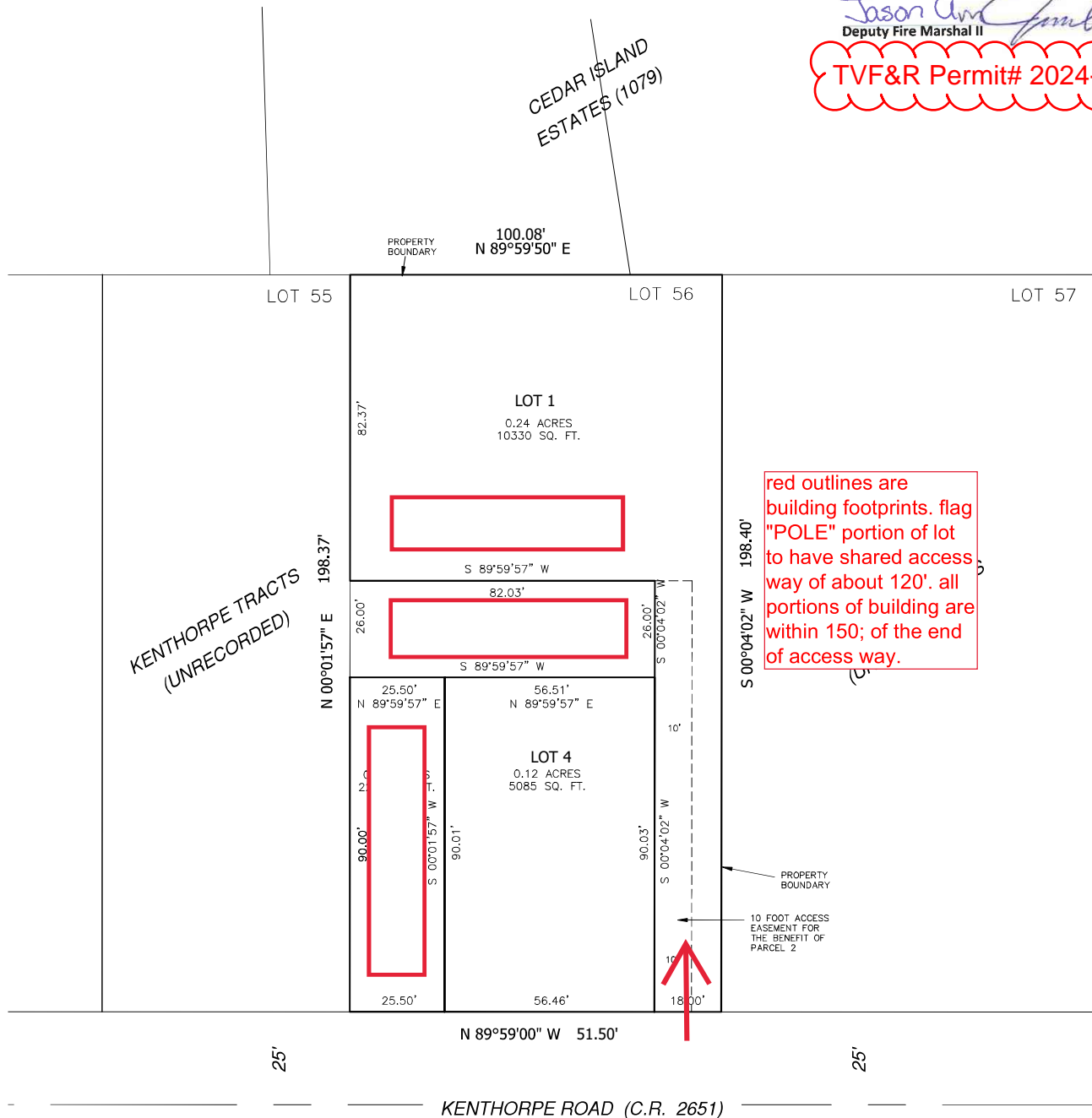
Jason Ann Fowler
Deputy Fire Marshal II

TVF&R Permit# 2024-0006

CEDAR ISLAND
ESTATES (1079)

KENTHORPE TRACTS
(UNRECORDED)

red outlines are
building footprints. flag
"POLE" portion of lot
to have shared access
way of about 120'. all
portions of building are
within 150' of the end
of access way.



KENTHORPE ROAD (C.R. 2651)

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Brian W. Paull

OREGON
MARCH 13, 2018
BRIAN W. PAULL
89074

Expires 12/31/2024

ELEVATION DATUM: NAVD88 PER GPS OBSERVATION
UTILIZING ODOT ORGN NETWORK (GEOID 12B).

BOUNDARY SURVEY IN PROGRESS. PROPERTY LINES
SUBJECT TO CHANGE. FOR PLANNING PURPOSES ONLY



BRASS & STONE
LAND SURVEYING
503-871-0030

1132 Heritage Loop
Stayton, OR 97383

Job File: 23-034

Scale: 1"=20'

Drawn By: BWP 12/09/23

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ELEVATION DATUM: NAVD88 PER GPS OBSERVATION
UTILIZING ODOT ORGN NETWORK (GEOID 12B).

UTILITIES SHOWN BY SURFACE OBSERVATIONS ONLY
AND SHOULD BE LOCATED PRIOR TO ANY EXCAVATION
OR CONSTRUCTION ACTIVITIES. STORM UTILITIES WERE
NOT LOCATED ON THE GROUND. GIS DATA FROM THE
CITY OF WEST LINN WEB APPLICATION WAS USED.

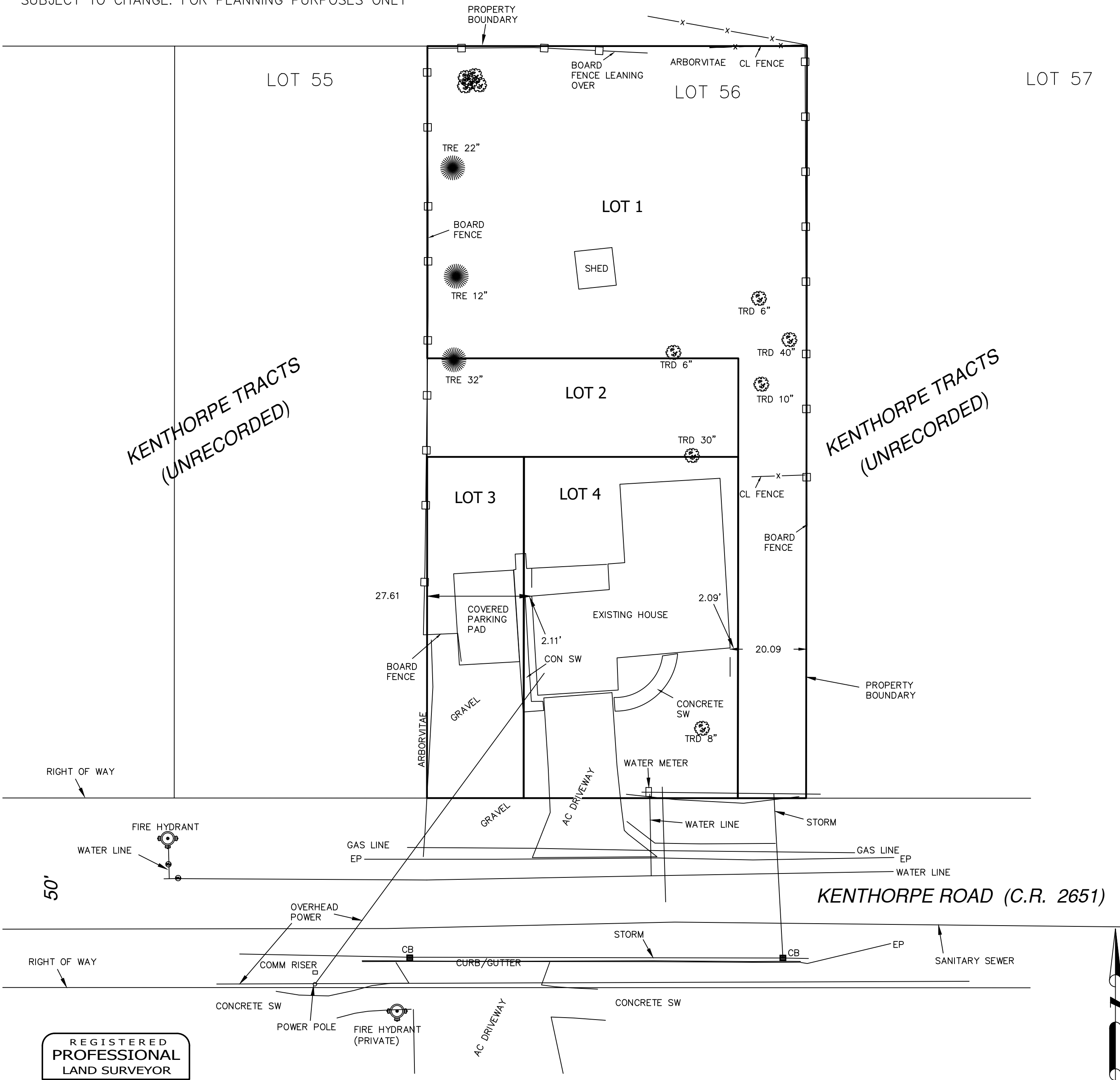
COMMUNICATION LINES WERE NOT PAINTED AND COULD
NOT BE OBSERVABLY LOCATED TO TIE.

BOUNDARY SURVEY IN PROGRESS. PROPERTY LINES
SUBJECT TO CHANGE. FOR PLANNING PURPOSES ONLY

CEDAR ISLAND
ESTATES (1079)

KENTHORPE TRACTS
(UNRECORDED)

KENTHORPE TRACTS
(UNRECORDED)



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Brian W. Paull

OREGON
MARCH 13, 2018
BRIAN W. PAULL
89074

Expires 12/31/2024

 **BRASS & STONE**
LAND SURVEYING
503-871-0030

1132 Heritage Loop
Stayton, OR 97383

Job File: 23-034

Scale: 1"=20'

Drawn By: BWP 12/09/23

Narrative

The intent of this proposal is to apply for a minor land partition utilizing SB458 to create three new child lots. Each lot will have one unit on it. There will be four units total. One unit per lot. new units will be part of a detached fourplex. Each unit will have its own utility connection to water, and sewer. storm laterals will be connected to the city mains in Kenthorpe way ROW. An easement will be given where its needed for sewer and storm laterals. Each unit will have vehicle or pedestrian access. Three new detached dwellings will be built on the new middle housing lots and the existing home will remain, resulting in a detached fourplex. The Carport structure currently attached to the existing house will be demolished to make room for lot 3. Applicant is requesting if there is any street improvements required that a FIL option is also offered.

Lot 1 Please see building plans for lot 1.

2000 sq ft footprint and 3000 sq ft of living area.

Lot 2 lot 1 and 2 will have the or similar home built on them. Please see plans

Lot 3 will have a skinny house 15' wide 7.5' from the side property line and 3' from the property line abutting lot 4. A fire detail will be provided for this house. Footprint will be 15x60 2.5 story 2100 sq foot home. House will be under 35' tall

Lot 4 will have the existing house on it. It will only be 2' from the property line on both sides so it will have a fire detail provided. All fire details will be provided before building permits are issued and before final plat is signed off by the City of West linn. Home is one story and 1800 sq ft

The parent lot size is 20,037 sq ft

In the R-10 Zone

Allowed FAR: .60 /12022.2sq ft Actual proposed FAR: .44 OR 8900sq ft

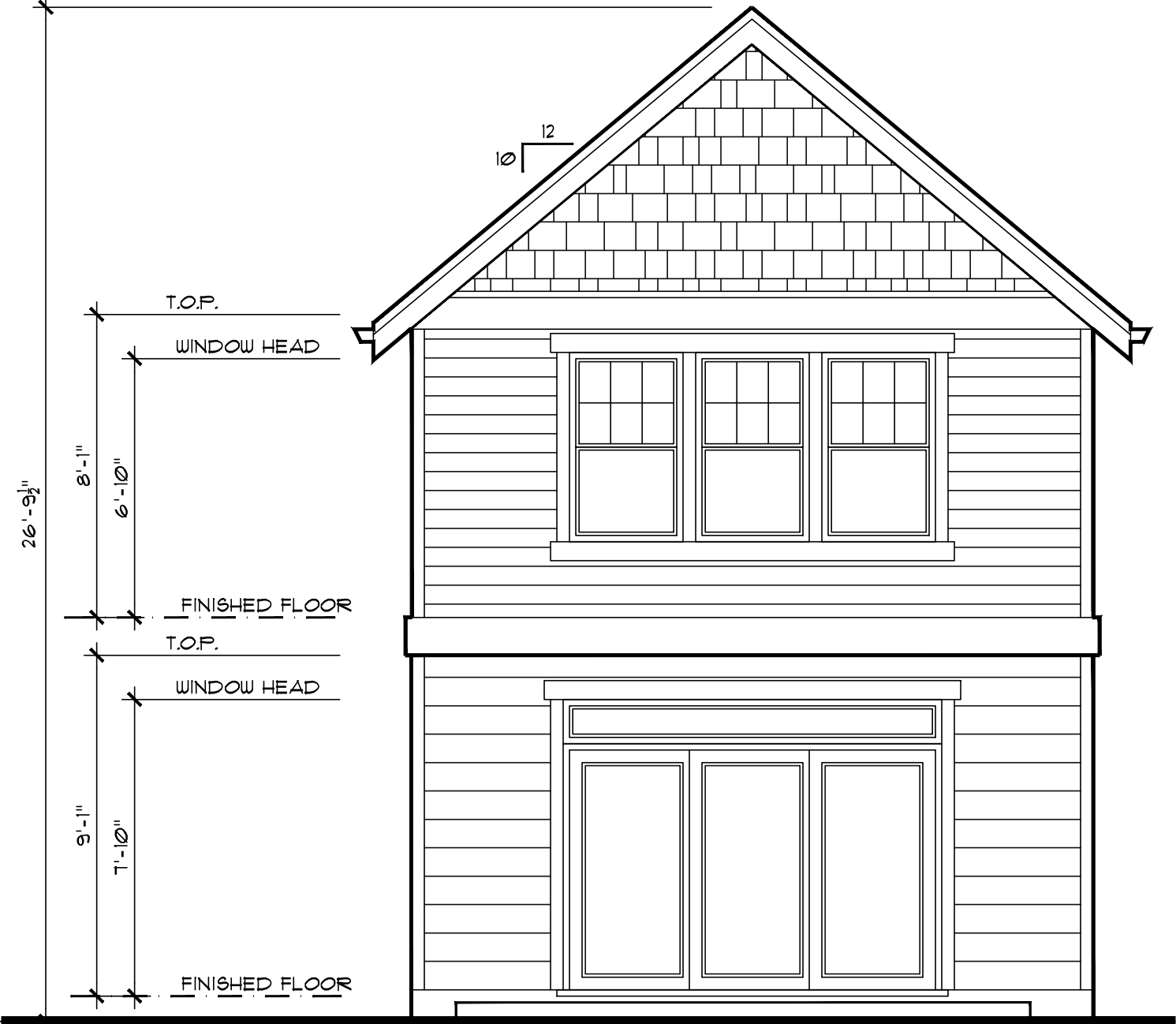
Lot coverage: 35% / 7012sq ft Actual proposed lot coverage: 27.9% 5600sq ft

plans for lot 1 and 2



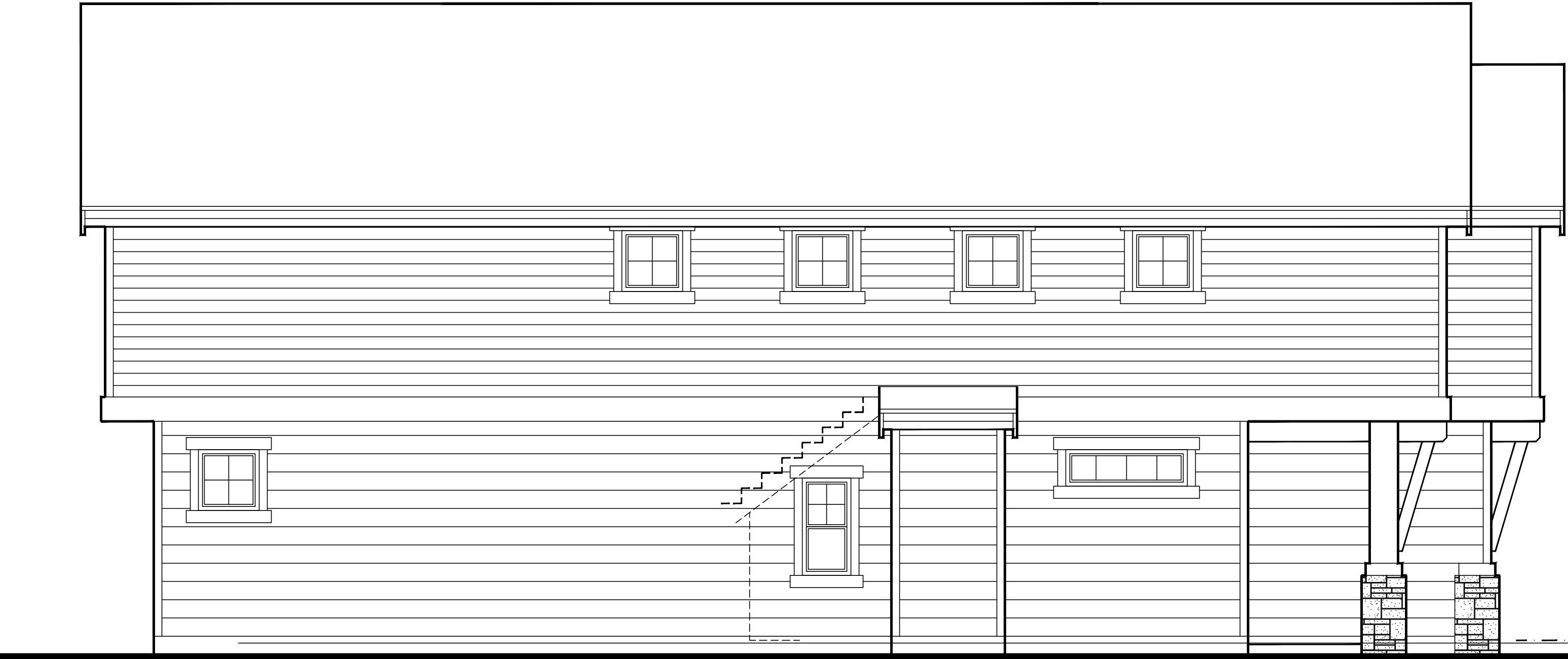
RIGHT ELEVATION

SCALE :1/4" = 1'-0"



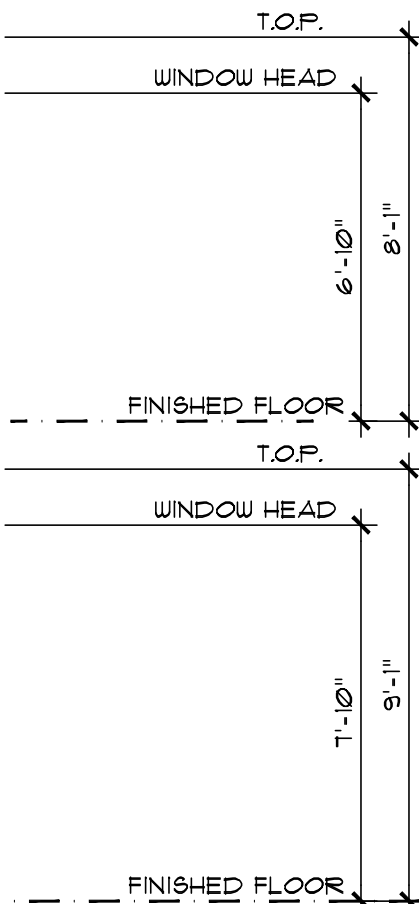
REAR ELEVATION

SCALE :1/4" = 1'-0"



LEFT ELEVATION

SCALE :1/4" = 1'-0"



FRONT ELEVATION

SCALE :1/4" = 1'-0"

TVF&R
Tualatin Valley
Fire & Rescue
APPROVED PLANS
APPROVAL OF PLANS IS NOT AN APPROVAL
OF OMISSIONS OR OVERSIGHTS
Jason A. Smith
Deputy Fire Marshal II
TVF&R Permit #2023-0064

* HAND-DRWN SECTION
BY TUN 11/14/23 4:23