



**CITY OF WEST LINN
NOTICE OF UPCOMING PLANNING MANAGER DECISION
FILE NO. MIP-23-07**

The West Linn Planning Manager is considering a Minor Partition at 1317 7th Street. The applicant is requesting approval to consolidate and reconfigure 22 existing lots into 3 new parcels approximately 11.88 acres, 22.44 acres, and 1.19 acres in size through the minor partition process. The proposed reconfiguration is intended to consolidate residentially zoned lands into Parcel 1 (Outlot A), and separate the industrially zoned land containing the former Blue Heron aeration and settling basin and river frontage onto Parcels 2 and 3 (Outlots B and C) respectively. No physical development is proposed with this application, only a reduction in the number of lots and a reconfiguration of legal boundaries.

The Planning Manager will decide the application based on criteria in Chapters 11, 23, 27, 28, 32, 48, 55, 85, and 92 of the Community Development Code (CDC). The CDC approval criteria are available for review on the City website <http://www.westlinnoregon.gov/cdc> or at City Hall and the City Library.

The application is posted on the City's website, <https://westlinnoregon.gov/projects>. The application, all documents or evidence relied upon by the applicant and applicable criteria are available for inspection at City Hall at no cost. Copies may be obtained at reasonable cost.

A public hearing will not be held for this decision. **Anyone wishing to submit comments for consideration must submit all material before 4:00 p.m. on July 29, 2024 to jfloyd@westlinnoregon.gov or mail them to City Hall to the attention of John Floyd (address at bottom of this notice). All comments must be received by the deadline.**

It is important to submit all testimony in response to this notice. All comments submitted for consideration of this application should relate specifically to the applicable criteria. Failure to raise an issue in a hearing, in person, or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue, precludes appeal to the Oregon Land Use Board of Appeals based on that issue (CDC Section 99.090).

The final decision will be posted on the website and available at City Hall. Persons with party status may appeal the decision by submitting an appeal application to the Planning Department within 14 days of mailing the notice of the final decision pursuant to CDC [99.240](#).

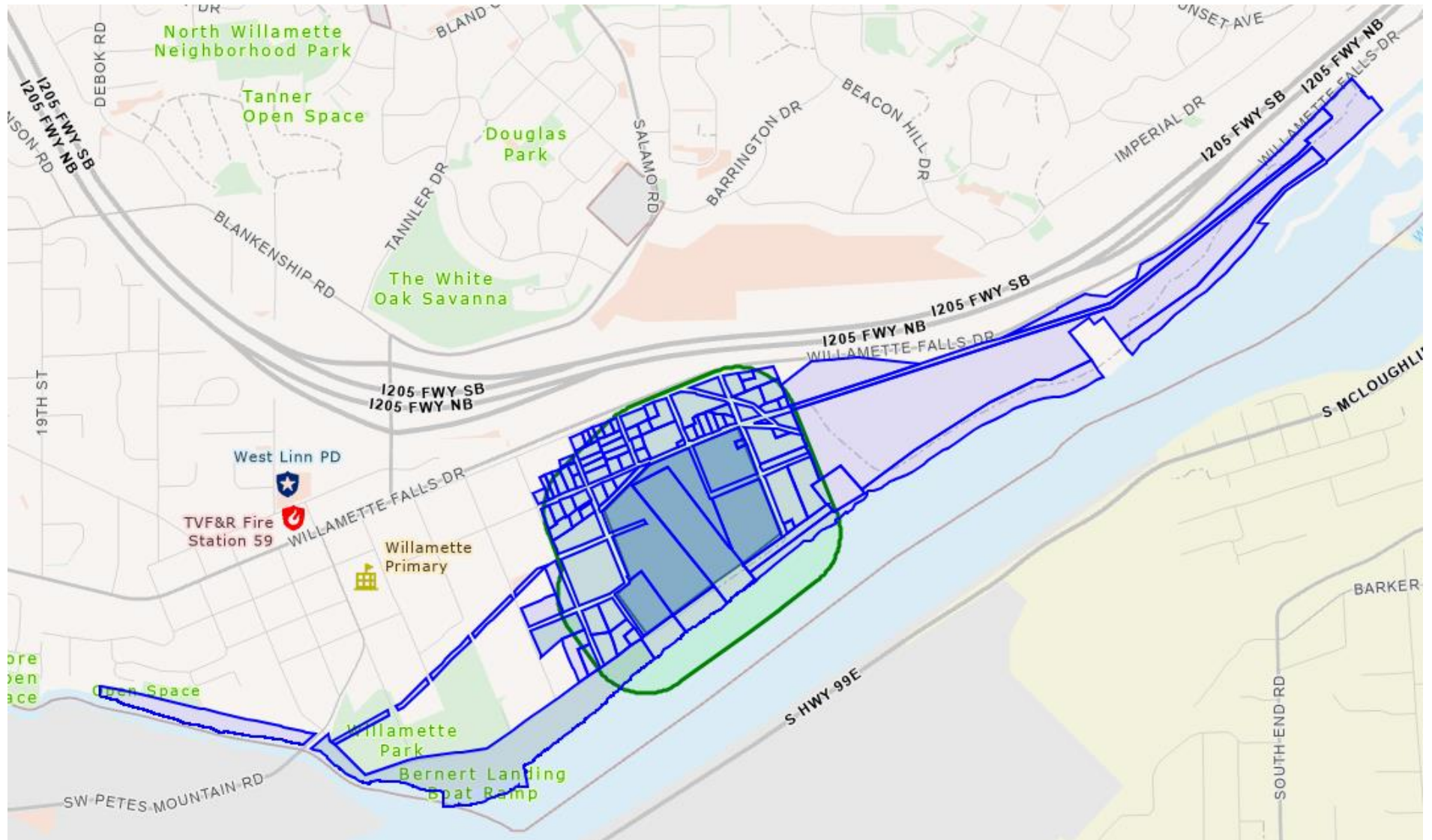
For additional information, please contact John Floyd, Senior Planner, City Hall, 22500 Salamo Rd., West Linn, OR 97068, 503-742-6058.

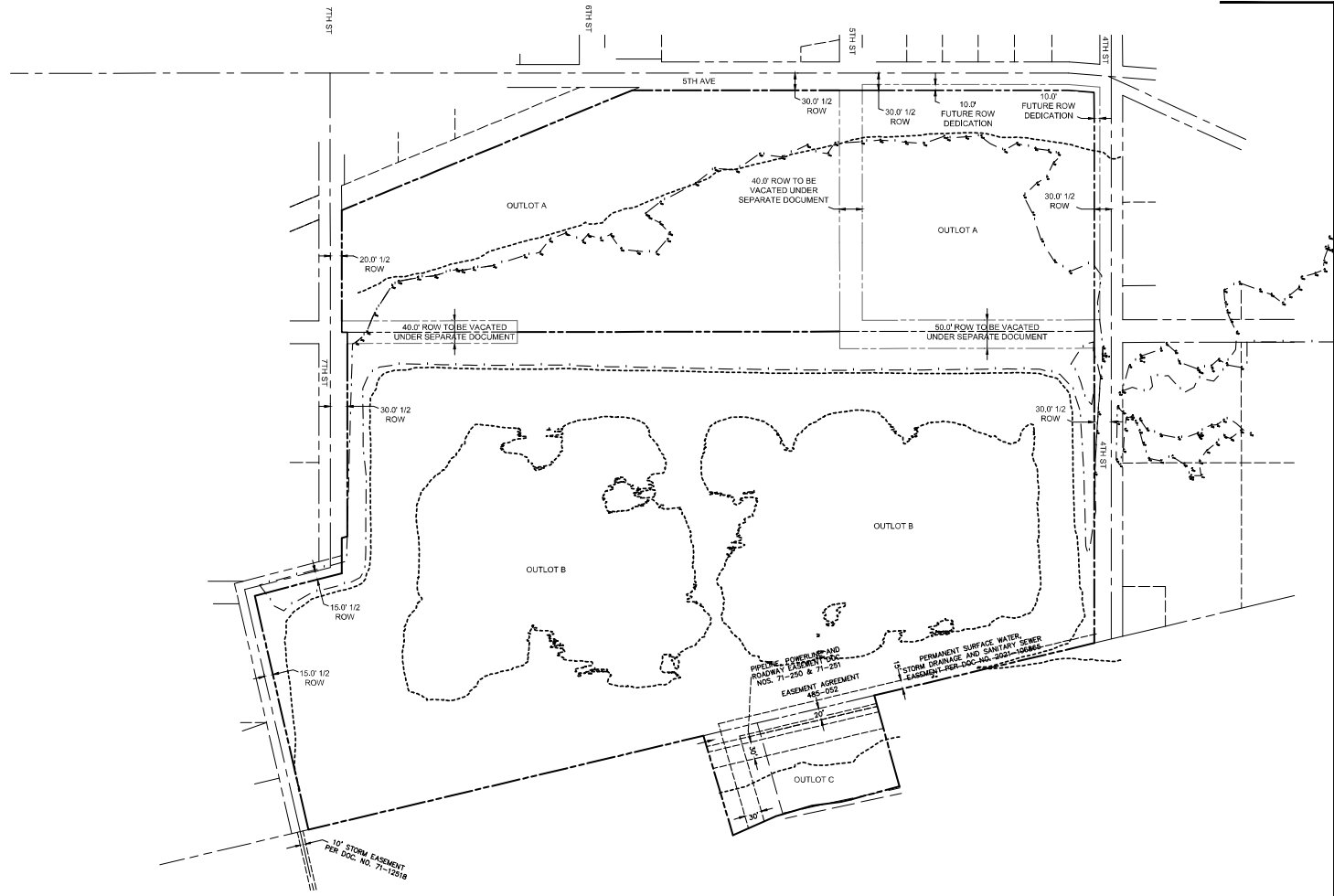
Scan this QR Code to go to Project Web Page:



Mail: July 9, 2024

MIP-23-07 – Notified Properties within 500 feet of Clackamas County Assessor’s Map 31E0200401, 31E02AA00800, 31E0200100, 31E02AA00200, 31E02AA00100, and 31E01BB00100





LEGEND

| | |
|-----------|--|
| — | PROJECT BOUNDARY |
| - - - - | RIGHT-OF-WAY LINE |
| - · - · - | RIGHT-OF-WAY CENTERLINE |
| - - - - | EASEMENT LINE |
| - · - · - | EXISTING ADJACENT PROPERTY LINE |
| - - - - | LOT/PARCEL LINE |
| - - - - | PROPOSED LOT LINE |
| - - - - | PROPOSED RIGHT OF WAY |
| - - - - | PROPOSED SETBACK LINE |
| - · - · - | SURVEY EXISTING EDGE OF WETLAND |
| - · - · - | SURVEY EXISTING WETLAND BOUNDARY FLAGS |
| - - - - | SURVEY 100 YEAR FLOODPLAIN |

SCALE: 1" = 100'

PUBLISH DATE
 06-04-2024
 ISSUED FOR
 MINOR PARTITION
 REVISIONS

TENTATIVE PARTITION PLAT
RIVIANNA BEACH
WEST LINN WATERFRONT DEVELOPMENT
 FORWARD VISION DEVELOPMENT
 WEST LINN, OR

PROJECT INFORMATION
 SURVEYS # 1 22909
 TAX LOT(S) 1 499
 LAND USE # 1 TBD
 DESIGNED BY I SKC
 CHECKED BY I JIS

SHEET NUMBER
C200