



West Linn

Planning & Development • 22500 Salamo Rd #1000 • West Linn, Oregon 97068
Telephone 503.656-3535 • westlinnoregon.gov

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT	PROJECT No(s). ELD-25-06	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"/> 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: 4761 exeter st
West Linn, or 97068

Assessor's Map No.: 21E36AB

Tax Lot(s): 21E36AB02000

Total Land Area: 6000 sq ft

Brief Description of Proposal:

Creating a new taxlot on the Southern portion of existing taxlot 21E36BA00200 to build a new detached duplex, utilizing middle housing land division guidelines from SB2001 and SB458.

Applicant Name*: ORMACK Investments, INC (Matt Ortiz)
Address: 1880 Willamette Falls Dr Suite 240
City State Zip: West Linn, OR 97068

Phone:
Email: 971-703-9629
Matt@ORMACKhomes.co

Owner Name (required): Same as above
Address:
City State Zip:

Phone:
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 application costs.
2. All information provided with the application is considered a public record and subject to disclosure.
3. The owner/applicant or their representative should attend all public hearings related to the application.
4. A decision may be reversed on appeal. The decision will become effective once the appeal period has expired.
5. Submit this form, application narrative, and all supporting documents as a single PDF through the 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. The applicant and owner affirm that the information provided in this application is true and correct. Applications with deposits will be billed monthly for time and materials incurred above the initial deposit. The applicant agrees to pay additional billable charges.


Applicant's signature

7/16/25
Date

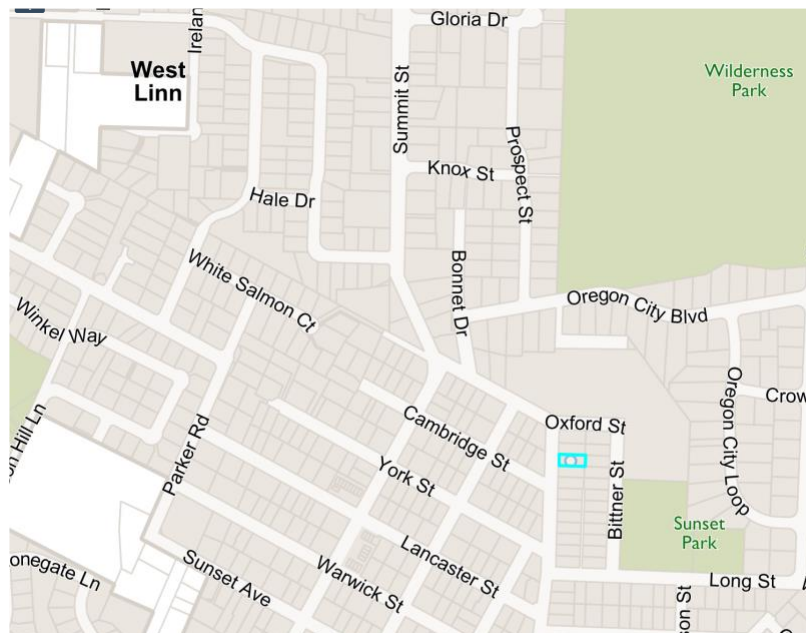

Owner's signature (required)

7/16/25
Date

City of West Linn Planning Department,

Please find the following required supporting documents for the attached proposal. The intent of this proposal is to request approval of a Middle Housing Expedited Land Division for the existing tax lot 21E36AB02000 located at 4761 Exeter st to build a detached duplex while concurrently utilizing SB458 to create a new child lot on the south half of the lot. This process will create exactly one dwelling unit per lot. 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



Vicinity Map

SB458 Section 2:

- (1) As used in this sections, “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 middle housing land division if the application includes:
 - (a) A proposal for development of middle housing in the compliance with the Oregon residential specialty code and land use regulations applicable to the original lot or parcel allowed under ORS 197.758 (5);

Response: The proposed parcels will be developed with detached duplex units, as shown on the attached “Site Plan”. Application for building permits will be submitted separately and they will comply with the Oregon Specialty Code. The West Linn City Council adopted Ordinance 1736 to amend the West Linn Community Development Code to promote the development of Middle Housing options in compliance with Oregon House Bill 2001. The City of West Linn adopted Ordinance 1736 to provide for compliance with state requirements for middle housing. The adopted standards allow for middle housing in all residential districts, including the R-10 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.

- (b) Separate utilities for each dwelling unit:

Response: Each Unit of the Detached Duplex will have separate utilities.

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

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

Response: Each unit is on a separate lot and all utilities serving the homes are either on the proposed lots or the street right-of-way fronting the lots. No Public Utility Easements other than the standard PUE along the street right-of-way are proposed.

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

Response: Both lots front directly onto abutting street.

- (C) Any Common use areas or shared building elements;

Response: N/A There will be no common use areas or shared building elements.

- (D) Any Dedicated driveways or parking; and

Response: Each parcel will have a driveway providing for parking for a minimum of one car plus an attached garage providing parking for an additional vehicle.

(E) Any Dedicated Common Area

Response: N/A – No 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

Response: Each Lot will be developed with exactly one dwelling unit.

(e) Evidence demonstrating how building 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.

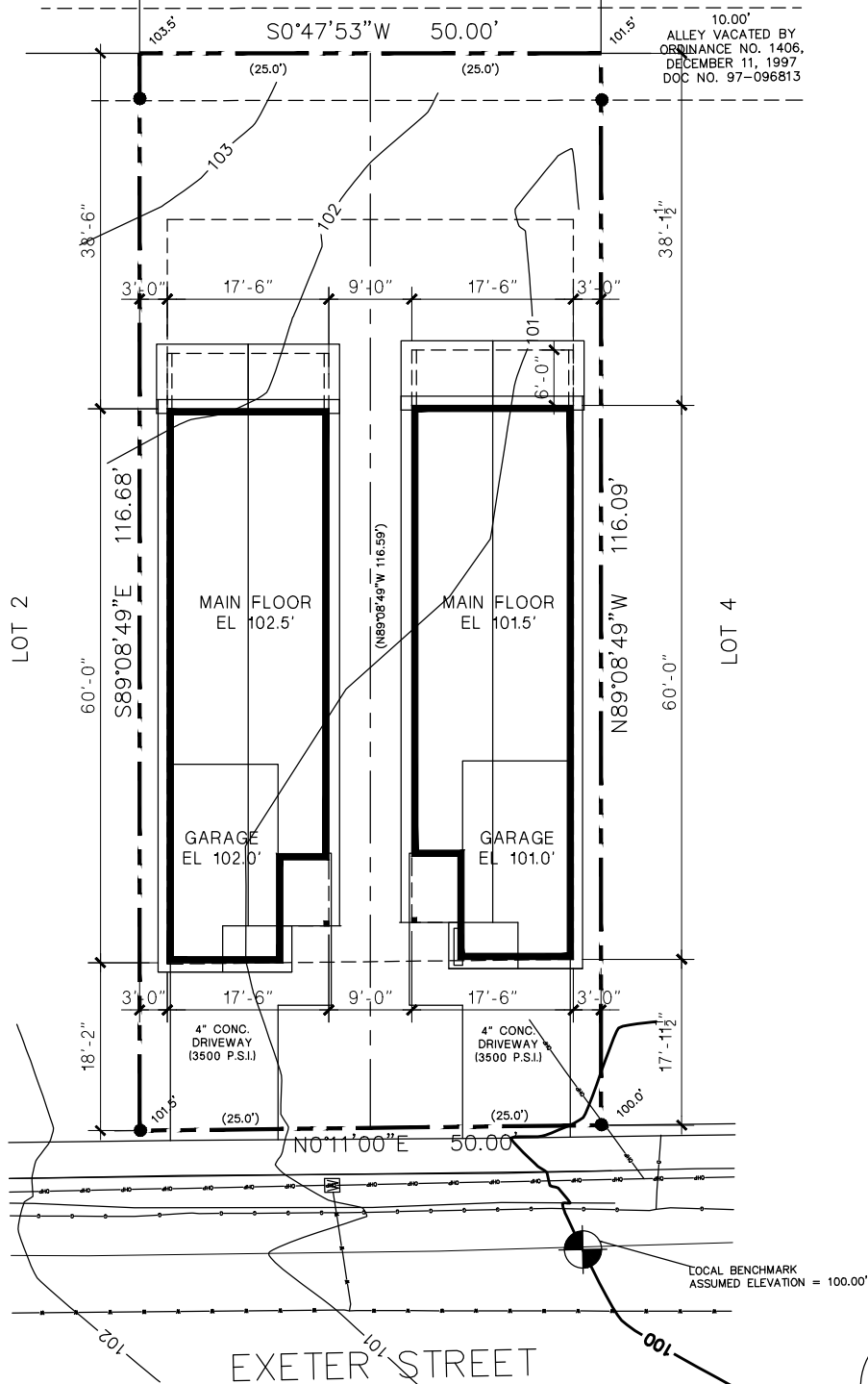
Response: The plans and other materials required to demonstrate compliance with this requirement will be provided with the building permit applications.

**"WILLAMETTE HEIGHTS"
BLOCK 1
PLAT NO. 363**

LOT 23

LOT 22

LOT 21



SITE PLAN

SCALE 1" = 20' - 0"



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

WATTON DESIGN WORKS WILL NOT
BE LIABLE FOR THE ACCURACY OF THE
TOPOGRAPHIC 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:

ORMACK INVESTMENTS
1880 WILLAMETTE FALLS DRIVE
SUITE 240
WEST LINN, OR. 97068

SITE INFORMATION:

BUILDING SITE ADDRESS:
2461 EXETER STREET
CITY OF WEST LINN
CLACKAMAS COUNTY

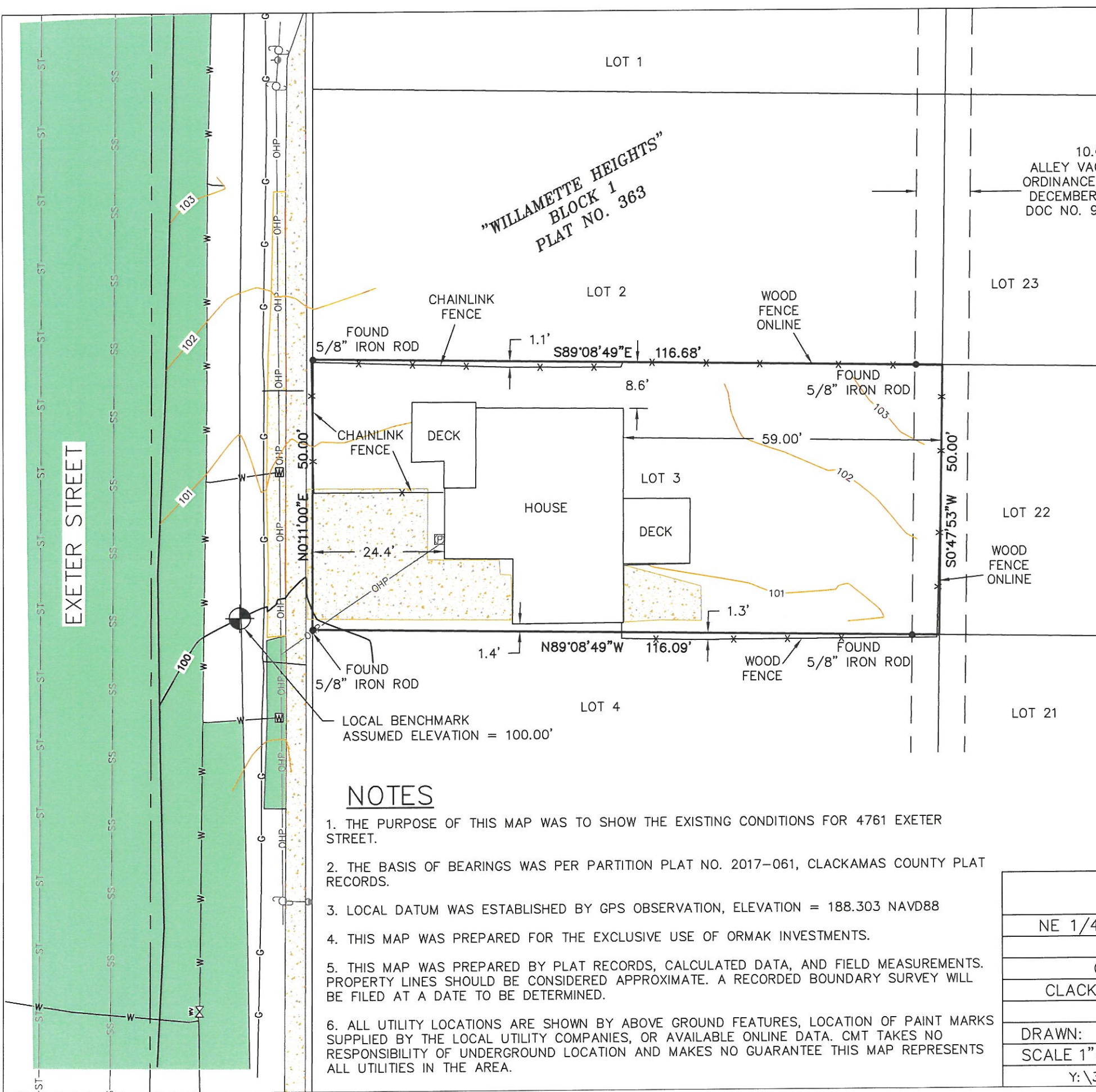
JOB No.

25070

DATE

7-8-2025

SITE



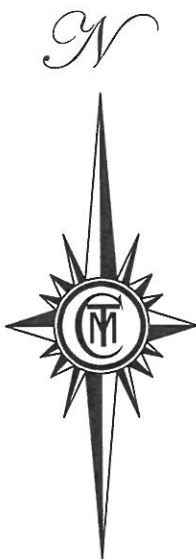
EXETER STREET

"WILLAMETTE HEIGHTS"
BLOCK 1
PLAT NO. 363

10.00'
ALLEY VACATED BY
ORDINANCE NO. 1406,
DECEMBER 11, 1997
DOC NO. 97-096813

LEGEND

- EXISTING ELECTRIC METER
- EXISTING POWER POLE
- EXISTING GUY ANCHOR
- EXISTING OVERHEAD POWER LINES
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING UNDERGROUND WATER
- EXISTING UNDERGROUND GAS LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING FENCE
- FOUND MONUMENTS
- EXISTING GRAVEL
- EXISTING CONCRETE
- EXISTING ASPHALT



SCALE 1" = 20'

REGISTERED
PROFESSIONAL
LAND SURVEYOR


Shaun P. Fidler

OREGON
JULY 12, 2005
SHAUN P. FIDLER
50333

EXPIRES DECEMBER 31, 2025

NOTES

1. THE PURPOSE OF THIS MAP WAS TO SHOW THE EXISTING CONDITIONS FOR 4761 EXETER STREET.
2. THE BASIS OF BEARINGS WAS PER PARTITION PLAT NO. 2017-061, CLACKAMAS COUNTY PLAT RECORDS.
3. LOCAL DATUM WAS ESTABLISHED BY GPS OBSERVATION, ELEVATION = 188.303 NAVD88
4. THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF ORMAK INVESTMENTS.
5. THIS MAP WAS PREPARED BY PLAT RECORDS, CALCULATED DATA, AND FIELD MEASUREMENTS. PROPERTY LINES SHOULD BE CONSIDERED APPROXIMATE. A RECORDED BOUNDARY SURVEY WILL BE FILED AT A DATE TO BE DETERMINED.
6. ALL UTILITY LOCATIONS ARE SHOWN BY ABOVE GROUND FEATURES, LOCATION OF PAINT MARKS SUPPLIED BY THE LOCAL UTILITY COMPANIES, OR AVAILABLE ONLINE DATA. CMT TAKES NO RESPONSIBILITY OF UNDERGROUND LOCATION AND MAKES NO GUARANTEE THIS MAP REPRESENTS ALL UTILITIES IN THE AREA.

EXHIBIT		4761 EXETER ST	
NE 1/4 SEC 36, T2S, R1E, W.M.		 CMT SURVEYING AND CONSULTING 20330 SE HIGHWAY 212 DAMASCUS, OR 97089 PHONE (503) 850-4672 FAX (503) 850-4590	
CITY OF WEST LINN			
CLACKAMAS COUNTY, OREGON			
JUNE 10, 2025			
DRAWN: DMR	CHECKED: SPF		
SCALE 1"=100' ACCOUNT # 399			
Y:\399-004\DWG\399004BASE			