

DEVELOPMENT REVIEW APPLICATION

| For Office Use Only | | |
|--|-------------------------------------|----------------------------|
| STAFF CONTACT Darren Wyss | PROJECT NO(S). EXT-26-01 | PRE-APPLICATION NO. |
| NON-REFUNDABLE FEE(S) \$1,760.00 | REFUNDABLE DEPOSIT(S) \$0 | TOTAL \$1,760.00 |

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 type="checkbox"/> Expediated Land Division (ELD) | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG) |
| <input checked="" 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.

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|---|--|
| Site Location/Address: 19679 Wildwood dr West Linn, OR 97068 | Assessor's Map No.: |
| | Tax Lot(s): 2S 1E 23AC tax lot 4600 |
| | Total Land Area: 0.67 acre |

Brief Description of Proposal:

Water Resource Area Permit request - attached Naturalist Report

| | |
|---|--|
| Applicant Name*: Alex Kalmanson Address: 19679 Wildwood dr. City State Zip: West Linn, OR 97068 | Phone: 510 912 8575 Email: akalmans12@gmail.com |
|---|--|

| | |
|---|--------------------------------|
| Owner Name (required): Same as Applicant Address: City State Zip: | Phone: Email: |
|---|--------------------------------|

| | |
|---|---|
| Consultant Name: Kim Cartwright Address: Wetland Ecologist & GIS Analyst City State Zip: Schott & Associates Inc. | Phone: 503 678 6028 Email: kim@schottandassociates.com |
|---|---|

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.

| | | | |
|-----------------------|-------------------|---------------------------------------|-------------------|
| Alex Kalmanson | 01/28/2026 | Alex Kalmanson | 01/28/2026 |
| Applicant's signature | Date | Owner's signature (required) | 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.

Wyss, Darren

From: alex kalmanson <akalmans12@gmail.com>
Sent: Monday, February 9, 2026 4:09 PM
To: Wyss, Darren
Subject: Re: Project on Wildwood - Alex Kalmanson

CAUTION: External Email – Confirm legitimacy before clicking, opening attachments, or following instructions.

Hello Darren,

Delay in moving forward with the project was caused by the combination of spending too much money on the legal fees to defend this project back in 2023, and my business slowing down and eventually shutting down completely. That resulted in a need to find a new job, which I did. I am expecting to move forward with the project in 2026 as originally planned.
Happy to answer any further questions you may have.

Best Regards
Alex Kalmanson

On Mon, Feb 9, 2026 at 1:29 PM Wyss, Darren <dwyss@westlinnoregon.gov> wrote:

Alex,

Please provide a response to approval criteria 1 below. The second approval criteria is met with the report you submitted from Schott & Associates. Lete me know if you have questions.

1. The applicant has provided evidence that a good faith effort was made to utilize the approval within the specified time period or the need for the extension is the result of conditions or circumstances outside the control of the applicant or property owner; and

2. If the original application included a transportation impact study, a natural resources report, geotechnical report, and/or tree inventory report an updated report must be provided with the extension application that shows no significant changes on or near the development site have occurred that would affect the conclusions and recommendations of the existing report(s). A letter from a recognized professional satisfies this criterion if it states that conditions have not changed since the approval of the original application and no new analysis is warranted.



Schott & Associates

Ecologists & Wetland Specialists

P.O. Box 589 | Aurora, OR 97002 | (503) 678-6007

January 27, 2025

Alex Kalmanson
19679 Wildwood Drive
West Linn, OR 97068
510-912-8575
akalmans12@gmail.com

Re: Verification of site conditions, 19679 Wildwood Drive, West Linn, Clackamas County, Oregon
(T2S, R1E, Section 23AC, Tax Lot 4600)

Dear Mr. Kalmanson,

Schott & Associates (S&A) was contracted to conduct a site visit to verify conditions of natural resources on the property. S&A completed a natural resource assessment report in 2022 which was reviewed and approved of by The City West Linn in their Notice of Final Decision (AP-23-01). The purpose of the assessment was to establish the flow duration of the onsite drainage as “ephemeral” and reduce the associated Water Resource Area buffer to 15 feet in width. The City has requested verification that site conditions have not changed since that time to grant a permit extension.

S&A visited the property on January 22, 2026, and walked the drainage and surrounding area. Ground level photographs were collected (attached).

No changes were observed to the drainage or surrounding vegetation and no revisions to the 2022 natural resource assessment report are indicated based on site observations. The channel was dry and no evidence of recent flow was observed. According to the U.S. Army Corps Antecedent Precipitation Tool (APT), precipitation conditions were within normal range for the wet season at the time of the site visit (attached), though no precipitation was recorded in the preceding two weeks according to the West Linn 0.7 NW weather station. Given the lack of recent rainfall, the ephemeral drainage was expected to be dry.

Please let me know if you have further questions or concerns.

Sincerely,

Kim Cartwright

Kim Cartwright
Wetland Ecologist & GIS Analyst
kim@schottandassociates.com
503-678-6028

Attachments: Site Photographs
APT Summary



From the lower end of the drainage facing north, downslope toward the storm drain. No surface water is present.



From the lower end of the drainage facing south, upslope. No defined stream channel is present, and no surface water is present.

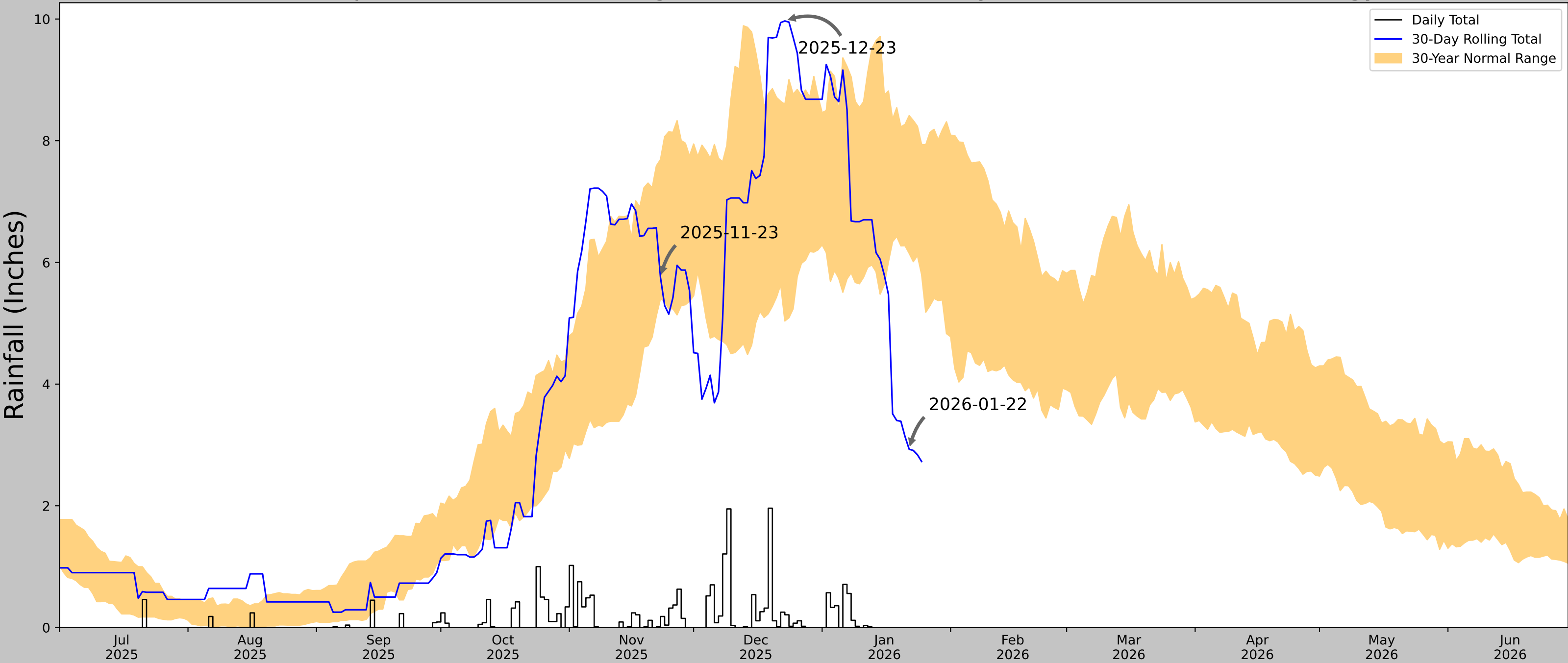


From the midpoint of the drainage facing south, upslope, at section of defined channel. No surface water is present.




From the upper section of the drainage facing south, upslope at section of undefined channel. No surface water is present

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network




| | |
|----------------------------------|----------------------|
| Coordinates | 45.38519, -122.64969 |
| Observation Date | 2026-01-22 |
| Elevation (ft) | 460.039 |
| Drought Index (PDSI) | Not available |
| WebWIMP H ₂ O Balance | Wet Season |

| 30 Days Ending | 30 th %ile (in) | 70 th %ile (in) | Observed (in) | Wetness Condition | Condition Value | Month Weight | Product |
|----------------|----------------------------|----------------------------|---------------|-------------------|-----------------|--------------|------------------------|
| 2026-01-22 | 6.149213 | 8.412205 | 2.929134 | Dry | 1 | 3 | 3 |
| 2025-12-23 | 5.037008 | 8.598032 | 9.968504 | Wet | 3 | 2 | 6 |
| 2025-11-23 | 5.407087 | 7.690945 | 5.751969 | Normal | 2 | 1 | 2 |
| Result | | | | | | | Normal Conditions - 11 |



**US Army Corps
of Engineers.**



ERDC
U.S. Army Corps of Engineers Research and Development Center

Figures and tables made by the
Antecedent Precipitation Tool
Version 3.0

Developed by:
U.S. Army Corps of Engineers and
U.S. Army Engineer Research and
Development Center

| Weather Station Name | Coordinates | Elevation (ft) | Distance (mi) | Elevation Δ | Weighted Δ | Days Normal | Days Antecedent |
|-----------------------|--------------------|----------------|---------------|-------------|------------|-------------|-----------------|
| PORTLAND KGW-TV | 45.5181, -122.6894 | 159.121 | 9.383 | 300.918 | 7.046 | 11124 | 71 |
| PORTLAND 2.3 SW | 45.52, -122.6951 | 208.005 | 0.306 | 48.884 | 0.153 | 1 | 0 |
| PORTLAND 1.1 SE | 45.5261, -122.6419 | 166.995 | 2.365 | 7.874 | 1.083 | 4 | 0 |
| PORTLAND 2.1 SE | 45.5136, -122.6307 | 155.84 | 2.859 | 3.281 | 1.296 | 1 | 0 |
| PORTLAND 0.8 ENE | 45.5416, -122.6401 | 158.136 | 2.886 | 0.985 | 1.302 | 47 | 19 |
| PORTLAND 2.5 SE | 45.5116, -122.6201 | 163.058 | 3.385 | 3.937 | 1.537 | 57 | 0 |
| PORTLAND 7 SW | 45.4681, -122.6813 | 323.163 | 3.477 | 164.042 | 2.135 | 2 | 0 |
| NATURE PARK-BEAVERTON | 45.4981, -122.8394 | 185.039 | 7.393 | 25.918 | 3.518 | 11 | 0 |
| PORTLAND INTL AP | 45.5958, -122.6092 | 21.982 | 6.624 | 137.139 | 3.889 | 106 | 0 |