



CITY OF
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 Wyss	PROJECT NO. MISC-26-02	PRE-APPLICATION NO.
NON-REFUNDABLE FEE \$0	REFUNDABLE DEPOSIT	TOTAL \$0

Type of Review (Please check all that apply)

☐ Annexation	☐ Appeal	☐ CDC Amendment
☐ Code Interpretation	☐ Conditional Use	☐ Extension of Approval
☐ Design Review	☐ Historic Design Review	☒ Modification of Approval
☐ Non-Conforming Lot, Use or Structure	☐ Final Plat Related File No:	☐ Dock Approval
☐ Flood Management Area Permit	☐ Willamette/Tualatin River Greenway	☐ Water Resource Area Permit
☐ Property Line Adjustment	☐ Expedited Land Division	☐ Middle Housing Land Division
☐ Minor Partition	☐ Subdivision	☐ Planned Unit Development
☐ Temporary Use	☐ Variance	☐ Zone Change
☐ Development Agreement	☐ Tree Easement Vacation	☐ Street Vacation

Pre-Applications, Consultations/Research, Addressing, and Sign applications require different forms, available on the website.

Application Information

Site Location/Address 2015 19 th Street West Linn, OR 97068	Tax Lot(s) APN 00404299
	Total Land Area 1.41 acres
Brief Description of Proposal Resubmittal w/out trees	
Applicant Name Address City State Zip Derek Craven 20969 S Redhouse Rd. Molalla, OR 97038	Phone Email 503.849.6565 derek@nwtimberdevelopment.com
Property Owner Name (required) Address City State Zip Don Burke 1090 S Woodbine Rd West Linn, OR 97068	Phone Email 503.572.8522 don@burkeddevelopments.com

1. Application fees are non-refundable, except for a deposit. For deposit-based applications, the City will bill for staff time and materials that exceed the initial deposit. The applicant is responsible for any additional charges associated with the application.
2. All information provided with this application is part of the public evidentiary record of the land use decision and is available to the public.
3. The applicant has the burden of proof to demonstrate that all approval criteria have been satisfied.
4. The owner/applicant or their representative should attend all public hearings related to the application.
5. A decision may be reversed on appeal. The decision will become effective once the appeal period has expired.
6. Submit this form, application narrative, and all supporting documents as a single PDF through the Submit a Land Use Application web page.

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.

PROPERTY OWNER

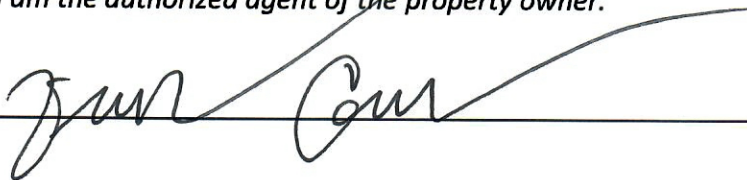


DATE

9-1-2026

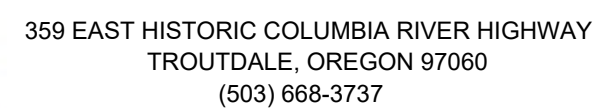
I certify that I am the authorized agent of the property owner.

APPLICANT



DATE

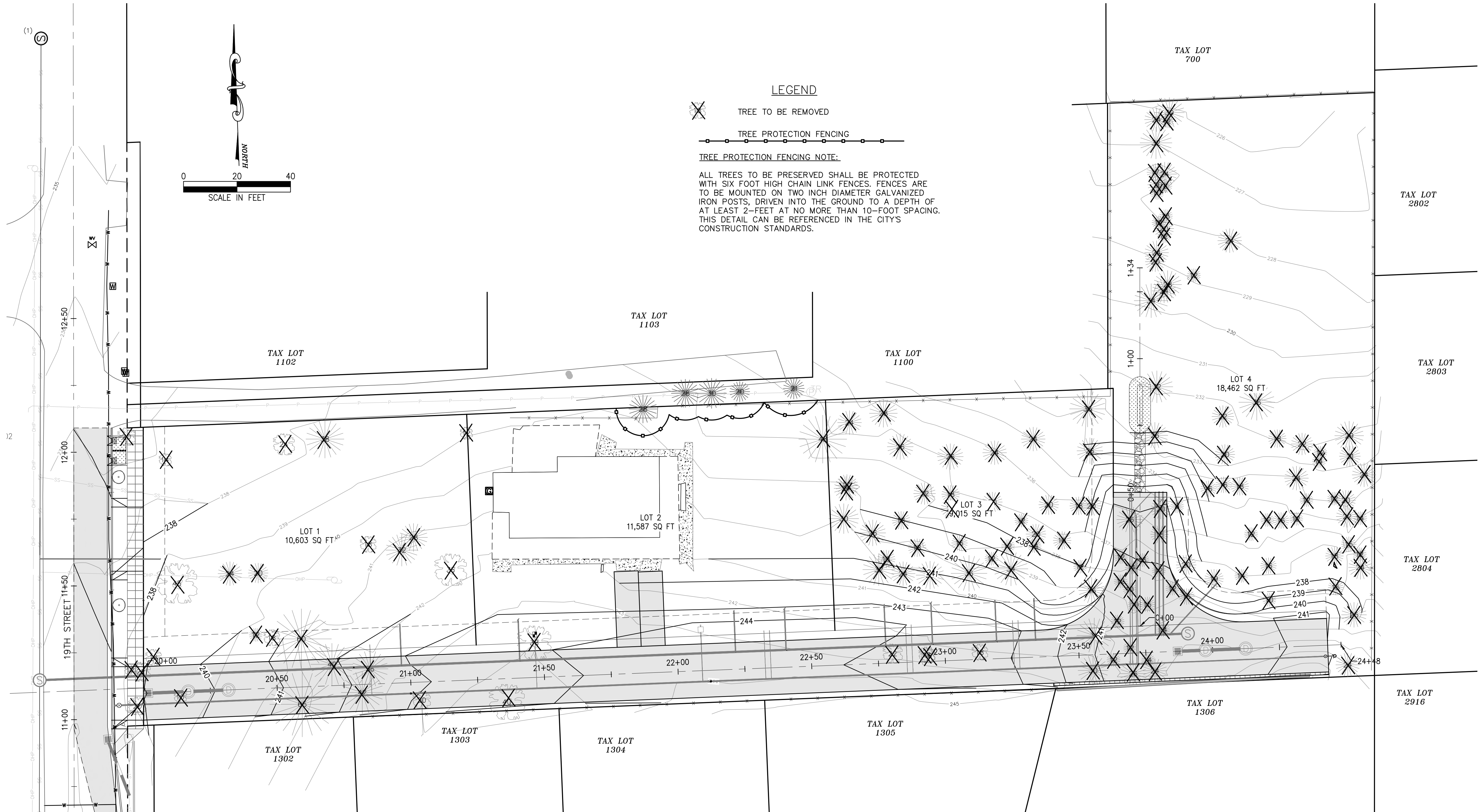
9-1-2026



EXISTING CONDITIONS AND DEMO PLAN
14 UNIT MIDDLE HOUSING
DEVELOPMENT

2	19
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APPROVAL OF PLANS IS NOT AN APPROVAL
OF OMISSIONS OR OVERSIGHTS

TVF&R Permit #2024-0133



EXPIRES: 06/30/25
SIGNATURE DATE: _____

		DRAWN:	DESIGNED:	CHECKED:
		SCALE: AS SHOWN	DATE: DEC 2023	
DATE:		NO.	REVISION	PROJECT NO. E23-061

**FIRWOOD** DESIGN GROUP
Reliable Engineering Solutions

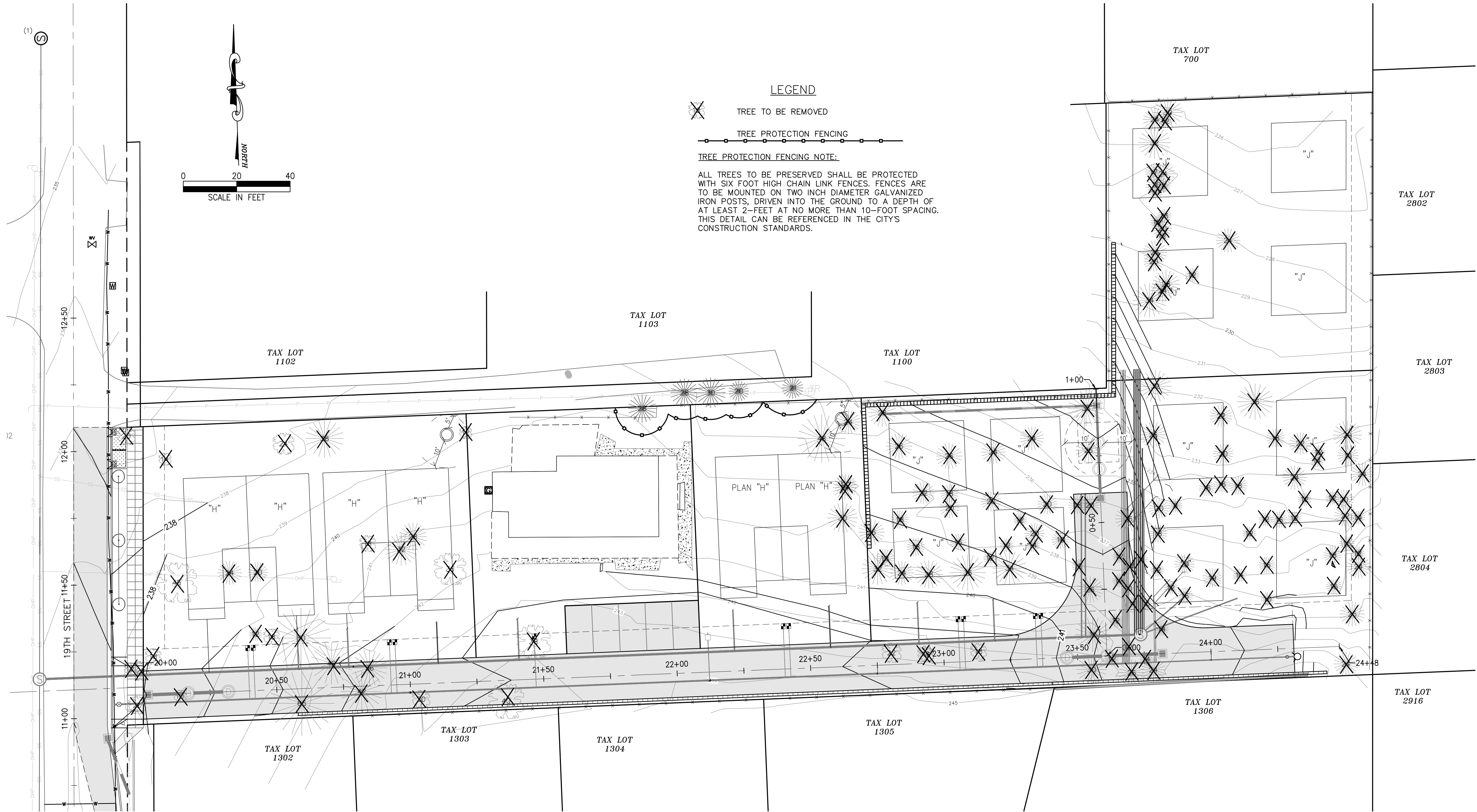
359 EAST HISTORIC COLUMBIA RIVER HIGHWAY
TROUTDALE, OREGON 97060
(503) 668-3737

DON BURKE
2015 19TH STREET, WEST LINN, OR 97068
503-572-8522

TREE REMOVAL AND PRESERVATION PLAN
14 UNIT MIDDLE HOUSING
DEVELOPMENT

4
19

2/6/2026 4:52:37 PMBBS:\project_files\projects\23-061 burke 19th st. west linn\cad\sheets\23-061 tree preservation plan.dwg



LEGEND

X TREE TO BE REMOVED

—●— TREE PROTECTION FENCING

TREE PROTECTION FENCING NOTE:

ALL TREES TO BE PRESERVED SHALL BE PROTECTED WITH SIX FOOT HIGH CHAIN LINK FENCES. FENCES ARE TO BE MOUNTED ON TWO INCH DIAMETER GALVANIZED IRON POSTS, DRIVEN INTO THE GROUND TO A DEPTH OF AT LEAST 2- FEET AT NO MORE THAN 10-FOOT SPACING. THIS DETAIL CAN BE REFERENCED IN THE CITY'S CONSTRUCTION STANDARDS.



EXPIRES: 06/30/27
SIGNATURE DATE: _____

DATE:	NO.	REVISION

DRAWN:	DESIGNED:	CHECKED:
SCALE: AS SHOWN	DATE: JANUARY 2026	
PROJECT NO. E23-061		

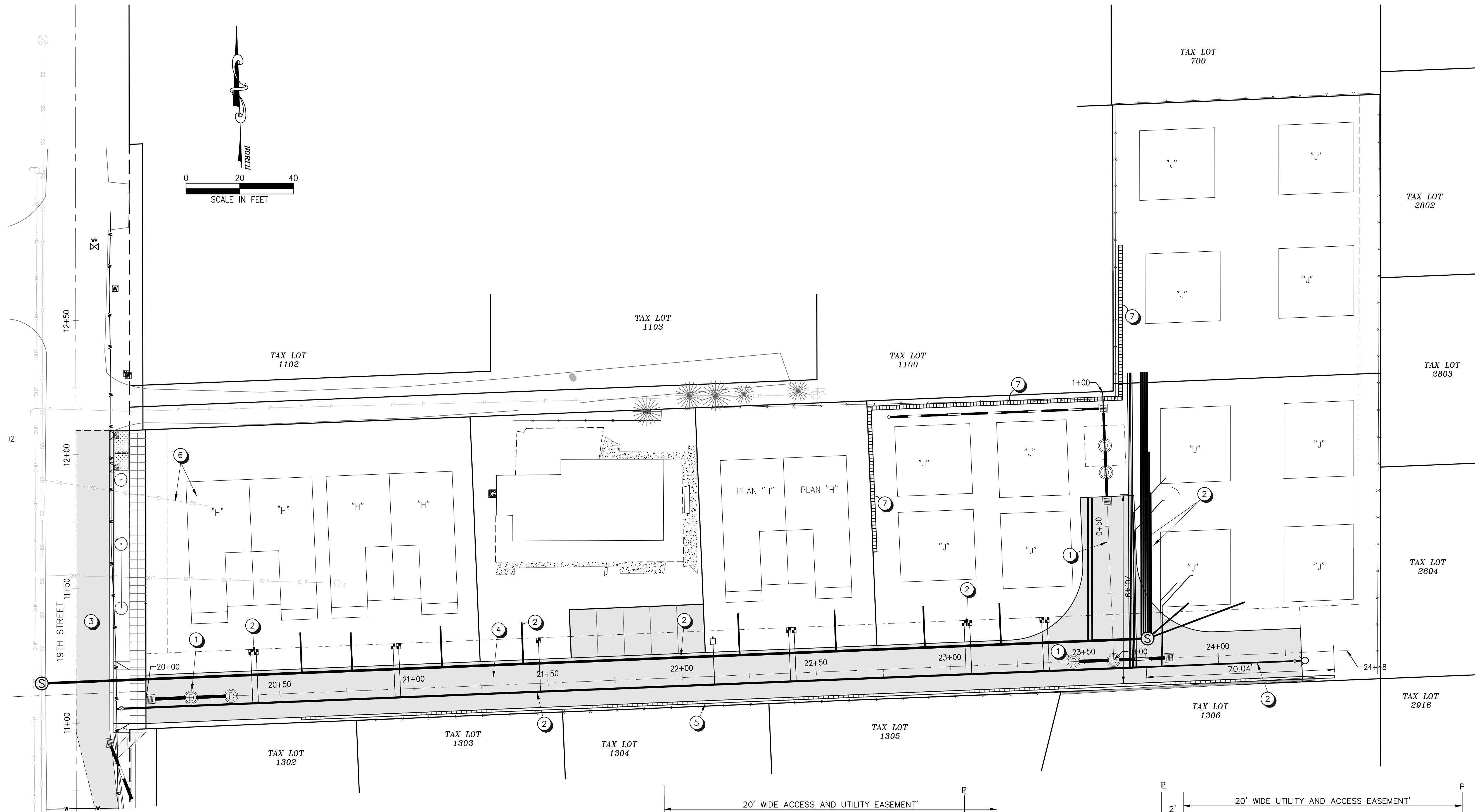
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TREE REMOVAL AND PRESERVATION PLAN
14 UNIT MIDDLE HOUSING
DEVELOPMENT

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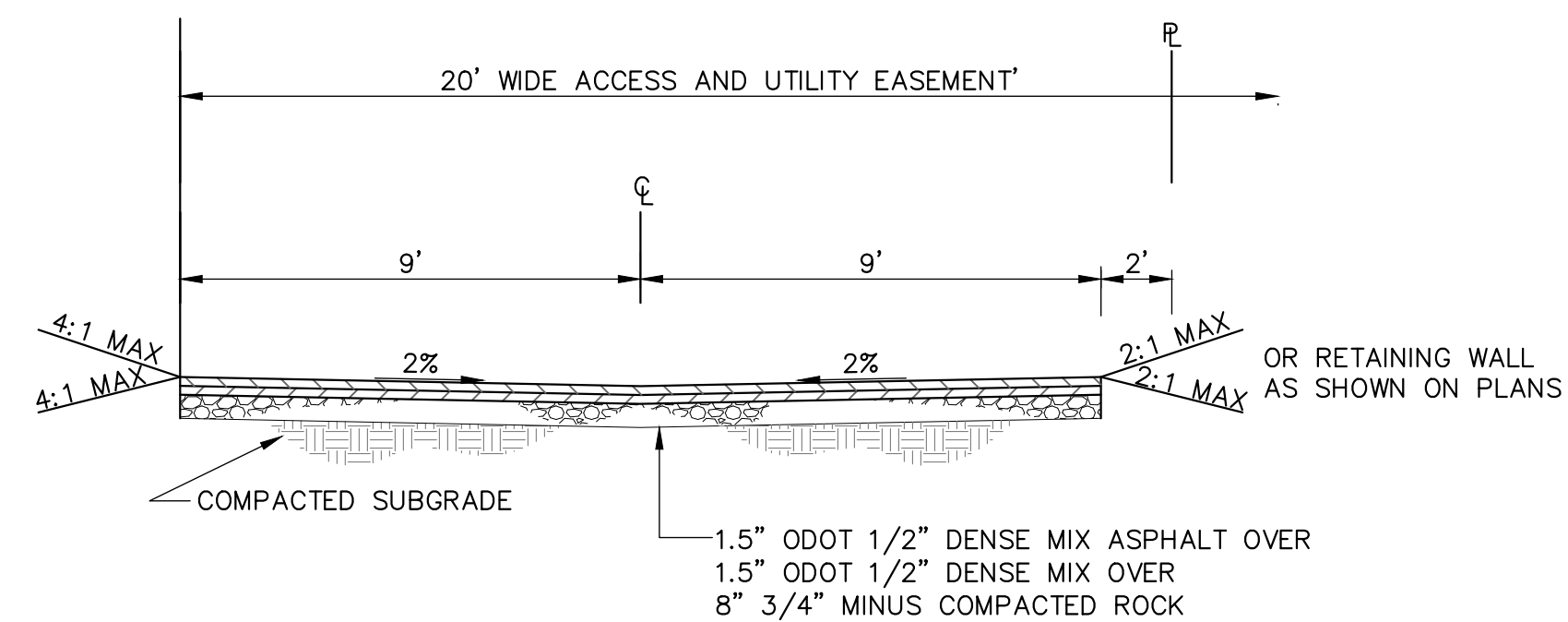


PROPOSED LEGEND

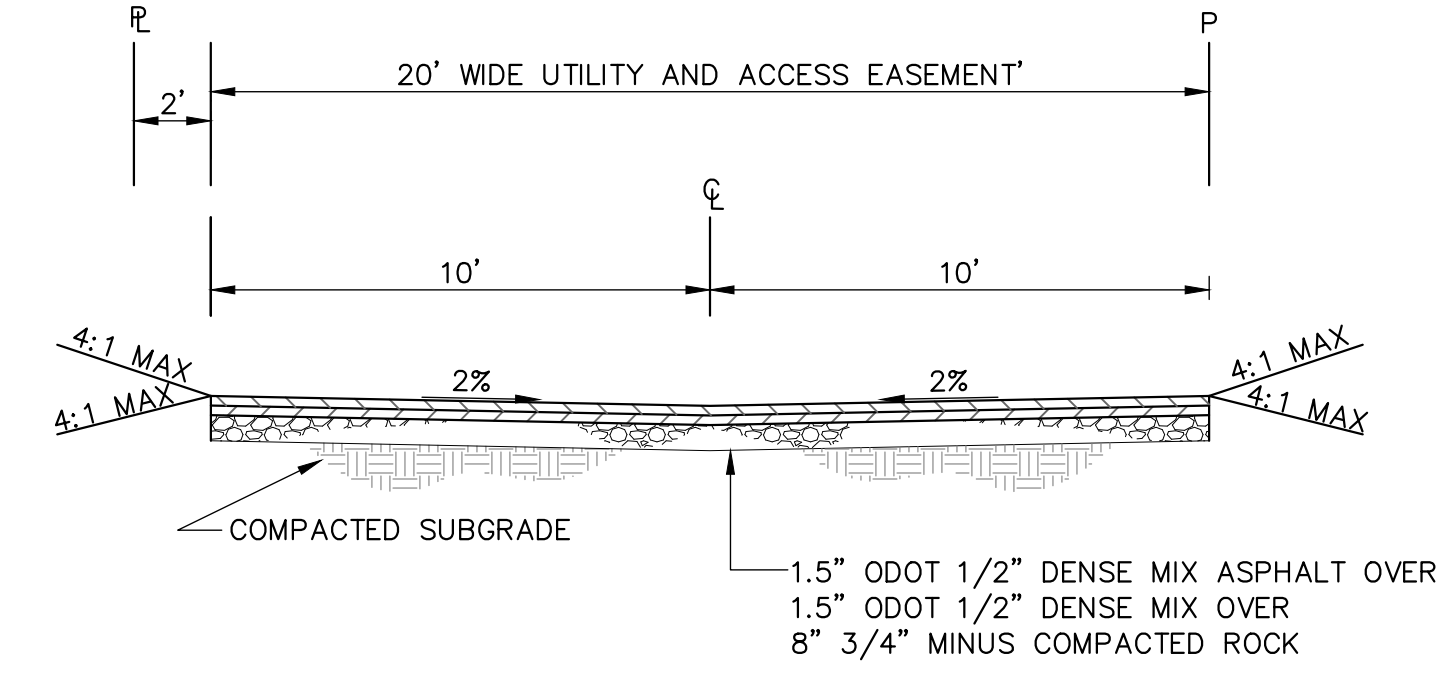
	CURB AND GUTTER
	PUBLIC SIDEWALK
	CONCRETE CURB INLET FOR STREETSIDE STORMWATER PLANTER
	CHECK DAM
	WATER METER
	BLOW OFF
	FIRE HYDRANT
	SAWCUT LINE
	SANITARY SERVICE
	SANITARY MAINLINE
	WATERLINE
	RIGHT-OF-WAY

KEY NOTES

- SEE SHEETS 7 AND 8 FOR STREET AND STORMWATER MANAGEMENT PLAN FOR MAIN DRIVEWAY, TYPICAL. SEE SHEET 10 FOR TRAP CATCH BASIN, SEDIMENTATION MH, AND DRYWELL (SUMP) DETAILS, TYPICAL
- SEE SHEET 9 FOR SEWER AND WATER PLAN IN MAIN DRIVEWAY, TYPICAL
- SEE PUBLIC PLANS FOR 19TH STREET PLAN, TYPICAL
- SEE THIS SHEET FOR TYPICAL PRIVATE DRIVE SECTION DETAILS
- 385 LF 1' - 2' EXPOSURE 1' WIDE MODULAR RETAINING WALL AS NEEDED, TYPICAL
- UTILIZE EXIST SEWER LATERAL FOR PROPOSED RESIDENCE
- 1'-4' EXPOSURE RETAINING WALL AS NECESSARY TO RETAIN LOT 4 AND TURNAROUND



18' PRIVATE DRIVE
SCALE: NTS



20' WIDE TURNAROUND
SCALE: NTS



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COMPOSITE SITE AND UTILITY PLAN
14 UNIT MIDDLE HOUSING
DEVELOPMENT

6
14