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May 13, 2014

Mr. Tom Soppe
Associate Planner
City of West Linn Planning Department
22500 Salamo Road, Suite 1000
West Linn, OR 97068

Re: City of West Linn File No. VAR-14-06, Application for a Fifth Lot to Access Tract "C" at 2589 Coeur d'Alene Drive

Dear Mr. Soppe:

This office represents the Applicant. This letter responds to the City's determination of incompleteness letter dated April 16, 2014 (**Exhibit 1**).

Exhibit 2 is a site plan for Lot 9 of Teresa's Vineyard subdivision with driveway access to Tract "C." **Exhibit 3** is a site plan for the same lot with driveway access to Coeur d'Alene Drive. **Exhibit 2** complies with West Linn Community Development Code ("CDC") 75070.A and .B by providing the name, address and telephone number of the Applicant on the site plan and by providing a scale of one inch equal 20 feet written on the site plan.

Pursuant to ORS 227.178(4)(a), this submittal provides all of the missing information requested in the April 16, 2014 letter. The date the City receives this letter and the missing information is the date the Applicant is deemed complete for purposes of the 120-day period in ORS 227.178(1). ORS 227.1789(2)(a).

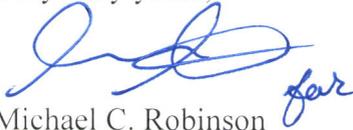
Additionally, you asked in an April 24, 2014 email that the Applicant compare useable rear yard for Lot 9 with access to Coeur d'Alene Drive versus access for Lot 9 to tract C. **Exhibit 2** shows that with access to tract C, the driveway and garage will be on the same level as the main living space and will have a functional and flat front yard, rear yard, and side yards. **Exhibit 3** showing the lot with access to Coeur d'Alene Drive shows that only the yard adjacent to Tract "C" and the rear yard will be flat and useable. Additionally, **Exhibit 3** shows that the garage will be a "garage under driveway," which means that it will be one level below the main living level.

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May 13, 2014
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Lot 12 is the lot north of Lot 9 and it is developed much as **Exhibit 3** shows Lot 9 being developed without access to Tract "C." The Applicant believes that **Exhibit 2** with driveway access to Tract "C" provides more functional and usable front, side and rear yards.

Please place this letter in the official Planning Department file for this Application. Please provide Mr. Stephenson, Mr. Loomis and I with notice of the public hearing, the staff report and any written testimony or argument received by the City concerning this variance Application. Would you also provide us with the tentative hearing date so we can confirm that we are available on that date?

Very truly yours,



Michael C. Robinson

MCR:ler
Enclosures

cc: Mr. Mike Loomis (via email) (w/ encl.)
Mr. Garret Stephenson (via email) (w/ encl.)



CITY OF West Linn

April 16, 2014

Mike Loomis
Lennar Northwest, Inc.
11087 NE 99th St.
Ste. 1170
Vancouver, WA 98682

5/11
9/16
= 180 DAYS
SITE PLAN
election

SUBJECT: VAR-14-06 application for a fifth lot accessing from Tract C at 2589 Coeur D'Alene Dr.

Dear Mr. Loomis:

You submitted this application on April 11, 2014. The Planning department finds that this application is **incomplete**. You have 180 days from your submittal date (until October 9, 2014) to make this application complete. Incomplete items per the Planning Department are as follows:

CDC Section 75.070(A & B):

Provide name, address, and telephone number of applicant on site plan. Provide site plan with scale between 1 inch = 10 feet and 1 inch = 30 feet and show this written out and/or in bar form.

Please contact me at 503-742-8660, or by email at tsoppe@westlinnoregon.gov if you have any questions or comments, or if you wish to meet regarding these issues.

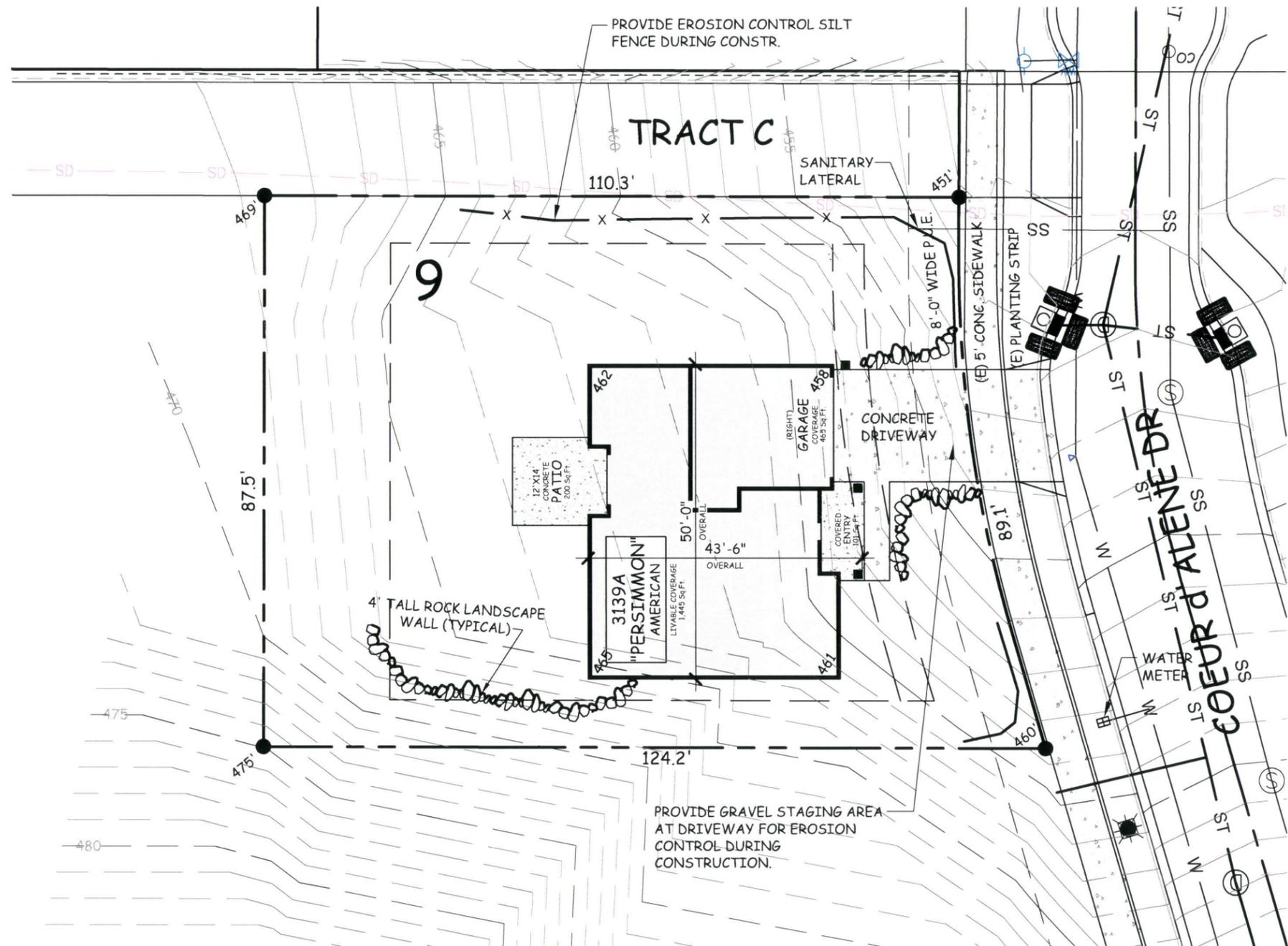
Sincerely,

Tom Soppe
Associate Planner

c: Michael C. Robinson, Perkins Coie LLP, 1120 NW Couch St., 10th Floor, Portland, OR 97209

p:/devr/vw/projects folder/projects 2014/VAR-14-06 2589 Coeur D'Alene Dr/incompl VAR-14 06

MAILED
4-16-14 SS



SITE PLAN
TERESA'S VINEYARD

CITY OF WEST LINN
CLACKAMAS COUNTY, OREGON

LOT 9
10,023 Sq.Ft.

PARCELS 2400, 2401, 2700, 2701 & 2800
SECTION 35a - T.2S., R.1E., WILLAMETTE MERIDIAN

DRAWN: 10-29-2013 JBG

Contractor is responsible to check site plans and notify designer of any errors or omissions prior to start of construction. Plans and specifications shall be approved by local building officials prior to the start of any construction.

LENNAR
11807 N.E. 99th Street
Suite 1170
Vancouver, WA 98682
Office: 360.258.7900

MINIMUM BUILDING SETBACKS
GENERAL REQUIREMENTS

FRONT HOUSE:	20' (From P.L.)
FRONT GARAGE:	20' (From P.L.)
REAR YARD:	20' (From P.L.)
SIDE YARD:	7.5' (From P.L.)
STREET SIDE:	10' (From P.L.)
FRONT/REAR PORCH:	15' (From P.L.)

TERESA'S VINEYARD
2589 Coeur d' Alene Drive
West Linn, OR 97068

PROPOSED COVERAGE AREA:

HOUSE:	1,400 Sq.Ft.
GARAGE:	731 Sq.Ft.
DRIVEWAY/WALK:	646 Sq.Ft.
COVERED ENTRY:	83 Sq.Ft.
PATIO/DECK:	168 Sq.Ft.
TOTAL IMPERVIOUS:	3,028 Sq.Ft.
PROPOSED AREA:	2,131 / 10,023 = 21.3%
MAX. ALLOWED AREA:	3,508 / 10,023 = 35%

SCALE:
1" = 20'