



City of North Plains

31360 NW Commercial St. North Plains, OR 97133

Ph. 503-647-5555 Fax 503-647-2031

Email: info@northplains.org

LAND USE APPLICATION (TYPE 2, 3, or 4)

Applicant General Information

Applicant Name: Westlake Consultants, Inc. (Ken Sandblast)

Mailing Address: 15115 SW Sequoia Parkway, Suite 150
Street Apartment/Unit #

Tigard OR 97224
City State ZIP Code

Email Address: ksandblast@westlakeconsultants.com Phone: 503 684 0652

Property Owner: Mission Homes NW, LLC

Mailing Address: PO Box 1689
Street Apartment/Unit #

Lake Oswego OR 97035
City State ZIP Code

Email Address: Joshkelso3@gmail.com Phone: 503 381-3753

Property Description

Address: No street addresses assigned yet to properties
Street Apartment/Unit #

North Plains OR 97133
City State ZIP Code

Tax Lot ID: Tax Lot 102 of 1 N 3 01DD & Lots 22 and 26 of Kemmer Meadows Existing Zoning: R-2.5

Property Area: 4.19 acres Existing Land Use: Vacant

General Development Description: We wish to obtain a Floodplain Development Permit to fill portions of lots 22 and 26 of Kemmer Meadows in order to raise them out of the floodplain.

Fees - Check all that apply (Deposits effective 07/01/16)

Type II	LU Process	Deposit	Type III	LU Process	Deposit	Type IV	LU Process	Deposit
<input type="checkbox"/>	Design Review	\$900	<input type="checkbox"/>	Conditional Use	\$2,400	<input type="checkbox"/>	Comp. Plan Amendment	\$5,200
<input type="checkbox"/>	Partition- No Street Dedication		<input type="checkbox"/>	Design Review		<input type="checkbox"/>	Extension	
<input type="checkbox"/>	Temp. Structure		<input type="checkbox"/>	Subdivision				
<input type="checkbox"/>	Variance		<input type="checkbox"/>	Subdivision-Prelim				
			<input type="checkbox"/>	Subdivision-Final				
			<input checked="" type="checkbox"/>	Flood Plain Permit				
			<input type="checkbox"/>	Partition- w/ Street Dedication				
			<input type="checkbox"/>	SNR				
			<input type="checkbox"/>	Temp. Structure				
			<input type="checkbox"/>	Variance				

*Please refer to the current fee schedule or municipal code for clarification

Information to Include with Your Application

- ⊗ **Application Form**
- ⊗ **Fee**
- ⊗ **Narrative** describing the Development Proposal and addressing the Decision Criteria. *All applications will be reviewed based on the criteria of Chapter 16 of the North Plains Municipal Code which is available at www.northplains.org. A sample narrative is also on website.*
- ⊗ **Site plans** drawn to scale; one hard copy and PDF document (flash drive or email/file share). Plans should show:
 - All property boundaries in which development is occurring
 - All adjacent roads (with names and dimensions)
 - Location and dimensions of all existing and proposed access ways/alleys/driveways
 - Location, number, dimensions, setbacks
 - All easements (including utilities)
 - Location of all existing and proposed fire hydrants
 - Location, size (area), and setbacks of all existing and proposed buildings and structures
 - Location, size (area), and layout of existing and proposed landscaping
 - Location, number and dimensions of existing and proposed parking areas, including handicapped spaces
 - Location, number and dimensions of existing and proposed loading areas
 - Location, number, dimensions, and types of existing and proposed lighting
 - Location, number, dimensions, setbacks, and types of existing and proposed fencing and or/screening
 - Location, number, dimensions, setbacks, and types of existing and proposed mechanical equipment, such as rooftop equipment and transformer boxes. Show any screening of proposed equipment.
 - Delineate flood plains and water courses
 - Significant vegetation
- ⊗ **Stamped envelopes with mailing labels** attached for all property owners and residents within 250 feet of the subject property or properties. *(A list of property owners/site addresses may be obtained from Washington County or a title insurance company.)*
- **Clean Water Services, Service Provider Letter or determination that letter is not needed** from CWS website: <https://www.cleanwaterservices.org/documents-forms/pre-screen-form/>
- A **traffic study** for any project generating more than 300 trips per day.
- Other reports related to specific permit types flood plain significant natural resources historic overlay title report for land division Other


After initial review, the City may require additional information.

Additional Information

In order to expedite and complete the processing of this application, the City of North Plains requires that all pertinent material required for review of this application be submitted at the time application is made. If the application is found to be incomplete, review and processing of the application will not begin until the application is made complete.

I certify that the statements made in this application are complete and true to the best of my knowledge. I understand that any false statements may result in denial of this application.

I understand that there may be additional costs of processing this application including, but not limited to, planning, engineering, city attorney and administration. The City will notify the applicant if there will be additional costs.

Date: 12/19/16 Signature of Applicant: 

Date: 12-6-16 Signature of Property Owner: 

FOR OFFICE USE

Received by: _____ Date: _____

Fee paid: _____ Receipt No. _____ Application No. _____