

City of West Linn
PRE-APPLICATION CONFERENCE MEETING
SUMMARY NOTES
July 17, 2008

SUBJECT: Water Resource Area Permit for 17887 Hillside Drive

ATTENDEES: Karen & Robert Chadwick, Bernard Fry (Applicants); Tom Soppe, Planning Department

The following is a summary of the meeting discussion provided to you from staff meeting notes. Additional information may be provided to address any “follow-up” items identified during the meeting. These comments are PRELIMINARY in nature. Please contact the Planning Department with any questions regarding approval criteria, submittal requirements, or any other planning-related items. Please note disclaimer statement below.

The entire house and its rear decks and patios are within the creek transition area. This is because 25%+ slopes border the creek at this location and stretch more than 30 feet uphill from the creek, and the house is within the top of the ravine (See CDC Table 32-1). Any new footprint within this transition area, except for a lateral extension of a footprint by 10 feet, requires the Water Resources Area Permit (WAP). The proposal is to replace the rear second story deck. The current deck is cantilevered, and the new deck will be on posts, on a footprint that extends further to the east than the current deck. Two of the posts will make contact with the ground in areas already covered by the back patio. Therefore this permit is only needed due to the northernmost of the three posts. This post will be in a currently undeveloped area northeast of the patio. The creek is also northeast of the patio, so the post will result in more building footprint in the direction of the creek. It therefore needs the WAP as it is not a “lateral extension” and it does increase non-lateral encroachment into the transition area (see 32.020[D] Exceptions). A lateral extension refers to an extension that extends the footprint parallel to the creek rather than towards it. Still, this is a relatively low impact project. The WAP ensures that the project will be done with appropriate City oversight regarding erosion, vegetation, and other issues that are important when developing near a drainageway.

If the applicant were to design the deck replacement to make it so all posts are within the already developed patio area, the Water Resources Area permit would not be needed.

If the applicant goes forward with a plan where the post is further towards the creek than the deck, the applicant will need to apply for the WAP, which require an \$1,850 dollar deposit, and follow all submittal requirements in Chapter 32 including site plans and a narrative responding to criteria A-P in 32.050. All criteria must be responded to with a narrative and not just N/A. If the particular criteria does not apply, explain this as your response. This may be the case for some criteria as this is a relatively simple project that still requires a WAP. The City has 30 days to determine whether the application is complete once the application is initially submitted. If determined incomplete rather than complete during this period, the applicant has 180 days from

the initial submittal date to make the application complete. Once the application is complete, the City has up to 120 days to exhaust all local review, including potential appeal of the Planning Director's decision to City Council.

DISCLAIMER: This summary discussion covers issues identified to date. It does not imply that these are the only issues. The burden of proof is on the applicant to demonstrate that all approval criteria have been met. These notes do not constitute an endorsement of the proposed application. Staff responses are based on limited material presented at this pre-application meeting. New issues, requirements, etc. could emerge as the application is developed.

Also, these notes have limited 'shelf life' in that the Community Development Code or construction code could be amended at any time with the result that the standards and conditions that apply to your case may no longer be valid or applicable. Unless you plan to initiate the application promptly, you should verify with the Planning and Engineering Departments that all conditions and terms discussed in this summary are still valid.

p:/devrvw/pre-apps/pre-ap-17887 Hillside WAP