

City of West Linn
PRE-APPLICATION CONFERENCE MEETING
August 7, 2008

SUBJECT: Water Resource Area Permit for house and garage at 18000 Hillside Court

ATTENDEES: Applicants: Garrett Rupp, Kazi Amed Staff: Tom Soppe
(Planning Department); Neighborhood: Karie Oakes (Marylhurst & Robinwood NAs)

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.

Project Details

The applicant plans to build a house, detached garage, and driveway at 18000 Hillside Court (formerly two lots, the other of which was addressed as 18034 Hillside Court). Most of the lot is within the transition area of Robin Creek. The lot was combined from two separate lots to allow FAR maximum to be achieved (.30 in lots that mostly consist of Type I and II lands)

Because Robin Creek is a significant riparian corridor, the transition area extends to 100 feet from the top of the bank. Therefore it extends approximately 100 feet into this approximately 135-foot-wide lot. The development the applicant proposes would be partially within the 100-foot setback. This is possible under the hardship provisions of 32.090. Under 32.090 up to 5,000 square feet of development can take place on a lot of record partially within a water resource transition area, counting driveways and other improvements as well as structures. Also, 32.090 requires development to be as far from the water resource and as undamaging to the environment as possible. The house and garage should therefore be placed as far to the north as possible, and as far to the east as possible. The applicant is proposing a longer driveway than is required by code for the garage in order for the driveway to meet code with regard to maximum slope steepness. The garage is detached and closer to the creek than the house because stuffing both on the northern part of the lot would require moving the house further west overall, requiring blasting further into the hillside. This blasting and development further west than what is currently proposed would also have negative effects on the environment to the west (steep wooded slopes), so the applicant proposes the garage closer to the creek as a solution that affects the environment less overall despite being closer to the creek than the original alternative. The applicant is encouraged to bring the garage as close to the house as possible and to make the driveway as narrow as possible.

Process

The applicant will need to apply for the WAP, which requires 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 Approval Criteria. The applicant should also respond to criteria 32.090(A) as this lot is partially within the transition area and development is proposed within the transition area. In the responses to 32.090(A), the applicant must show how the proposed development within the transition area is economically necessary, and how it is better for the environment than any other economically viable alternative. The applicant shall also respond to criteria A-F of 32.080 Revegetation Plan, since much of the site (including areas that will not be developed) has already been disturbed by preparation for building. The applicant shall also respond to the criteria of 32.070, Mitigation Plan, as some areas of the transition area will be permanently disturbed by development. 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. Site plans must show the creek, top of bank, transition area, amount of proposed development square footage inside and outside the transition area, distance from development to the creek, mitigation plan area, revegetation plan area, and proposed easement. 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.

Typical land use applications can take 6-10 months from beginning to end.

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 note that these notes have a limited "shelf life" in that changes to the CDC standards may require a different design or submittal.