

***CITY OF WEST LINN
PLANNING DIRECTOR
DECISION***

FILE NO. WAP-08-05/MISC-08-13

The West Linn Planning Director is considering the request of Julie Heath and ESCM Inc. for a Willamette River Greenway and Floodway Management Area Permit to replace and expand an existing deck at the rear of 19220 Nixon Avenue. Replacing an existing retaining wall with a similarly dimensioned wall is also proposed for the same location. The decision will be based on the approval criteria in Chapter 28 and 27 of the Community Development Code. A summary of the specific approval criteria is available for review at City Hall, in the CDC at the City Library, and on our website www.ci.west-linn.or.us. There is no public hearing.

The property is also identified as Tax Lot 1700, Clackamas County Assessor's Map 2-1E-24AC.

All relevant materials in the above noted file are available for inspection at no cost, or copies may be obtained for a minimal charge per page. Although there is no public hearing, your comments and ideas can definitely influence the final decision of the Planning Director. Planning staff looks forward to discussing the application with you. **The final decision is expected to be made on, and no earlier than, September 2, 2008**, so please get in touch with us prior to this date. For further information, please contact Peter Spir, Associate Planner, at City Hall, 22500 Salamo Rd., West Linn, OR 97068 or, for fastest response, e-mail at pspir@ci.west-linn.or.us. Alternately you may telephone at 503-697-3661.

Any appeals to this decision must be filed within 14 days of the final decision date with the Planning Department. Failure to raise an issue in person or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue, precludes the raising of the issue at a subsequent time on appeal or before the Land Use Board of Appeals.