

CITY OF WEST LINN PLANNING DIRECTOR DECISION

FILE NO. MISC-08-19: Reclassification of Habitat Conservation Area Boundaries

West Linn recently adopted Metro's Habitat Conservation Area standards to protect the Willamette and Tualatin Rivers plus adjacent habitat areas and steep slopes. The West Linn Planning Director is considering the reclassification of all or part of the properties listed below based on site visits to these properties by staff which determined that they did not qualify as Habitat Conservation Areas. Specifically, staff found that the riparian vegetation designations were based primarily on tree canopies which are already protected by the City and/or the slopes were not in excess of 25%. In another example, Metro maps showed a creek where none exists. The properties are:

17860 Robinview Drive
18490 Nixon Avenue
19250 Nixon Avenue
4993 Mapleton Drive
5725 River Street
5715 River Street
5707 River Street
2017 Maple Terrace

2019 Maple Terrace
5697 River Street
6585 Failing Street
6555 Failing Street
25345 Swiftshore Drive
951 Willamette Falls Drive
Tax lot 3801 Assessor's Map 31E-2BC
(property south of 1312 Evah Lane)

You have been notified because you own property within 100 feet of at least one of these properties. This is your opportunity to discuss the re-classifications per CDC Ch.28.070

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 can definitely influence the final decision of the Planning Director. **The final decision is expected to be made on, and no earlier than, November 20, 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@westlinnoregon.gov . Alternately you may telephone at 503-723-2539.

Any appeals to this decision must be filed within 14 days of the final decision date with the Planning Department. Appeals go the City Council for a hearing. The appeal fee is 2,500 dollars. 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.