

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

FILE NO. MISC-08-21

The West Linn Planning Director is considering the request of Harris McMonagele Associates, acting on behalf of Martin Ralston at 18490 Nixon Ave., for a flood management permit. The permit is required because Mr. Ralston plans to add a covered porch/entryway to his existing house and add decking around the existing swimming pool. These areas are within the 100 year floodplain boundary. The US Army Corps of Engineers maps show the floods attaining an elevation of 45 feet above sea level and all of Mr. Ralston's home improvements are at least one foot above that elevation. The decision will be based on the approval criteria in Chapter 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.

Site located at Tax Lot 800, Clackamas County Assessor's Map 2-1E-13-CD.

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, January 2, 2009**, 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, telephone (503) 742-2539, or e-mail to pspir@westlinnoregon.gov.

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.