

**CITY OF WEST LINN
PLANNING DIRECTOR DECISION**

FILE NO. MISC-10-16

The West Linn Planning Director is considering the request of Greg & Kathy Mitchell for a Flood Management Area permit for a garage extension and front deck roof and pillars. The site is located at 5743 River Street. The permit is needed because the area proposed for the new development on site is in the 100-year floodplain. The decision will be based on the approval criteria in Chapter 27 of the Community Development Code (CDC). The approval criteria from the Community Development Code (Zoning Code) are available for review at City Hall, at the City Library, and on the Planning Department's page of the City's website under Documents/CDC.

You have been notified because County records show you own property within 100 feet of the site located at Tax Lot 500, Clackamas County Assessor's Map 2-2E-30BD, or as otherwise required by CDC 99.080(B).

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, August 17, 2010**, so please get in touch with us prior to this date. For further information, please contact Tom Soppe, Associate Planner, at City Hall, 22500 Salamo Rd., West Linn, OR 97068, telephone (503) 742-8660, or e-mail to tsoppe@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.