

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT	PROJECT NO(S). DR-114	
NON-REFUNDABLE FEE(S) 0	REFUNDABLE DEPOSIT(S) 0	TOTAL 0

Type of Review (Please check all that apply):

- | | | |
|--|---|---|
| <input type="checkbox"/> Annexation (ANX)
<input type="checkbox"/> Appeal and Review (AP)*
<input type="checkbox"/> Conditional Use (CUP)
<input checked="" type="checkbox"/> Design Review (DR)
<input type="checkbox"/> Easement Vacation
<input type="checkbox"/> Extraterritorial Ext. of Utilities
<input type="checkbox"/> Final Plat or Plan (FP)
<input type="checkbox"/> Flood Management Area
<input type="checkbox"/> Hillside Protection & Erosion Control | <input type="checkbox"/> Historic Review
<input type="checkbox"/> Legislative Plan or Change
<input type="checkbox"/> Lot Line Adjustment (LLA)*/**
<input type="checkbox"/> Minor Partition (MIP)(Preliminary Plat or Plan)
<input type="checkbox"/> Non-Conforming Lots, Uses & Structures
<input type="checkbox"/> Planned Unit Development (PUD)
<input type="checkbox"/> Pre-Application Conference (PA)*/**
<input type="checkbox"/> Street Vacation | <input type="checkbox"/> Subdivision (SUB)
<input type="checkbox"/> Temporary Uses *
<input type="checkbox"/> Time Extension *
<input type="checkbox"/> Variance (VAR)
<input type="checkbox"/> Tualatin River Greenway
<input type="checkbox"/> Water Resource Area Protection/Wetland(WAP)
<input type="checkbox"/> Willamette River Greenway
<input type="checkbox"/> Zone Change |
|--|---|---|

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

Site Location/Address: THE WHITE OAK SAVANNAH PARK 2425 TANNER DRIVE WEST LINN	Assessor's Map No.: 21R 35D Tax Lot(s): 00700 Total Land Area: 14 ACRES
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Brief Description of Proposal: CONSTRUCTION OF 2000 LINEAR FEET OF SOFT SURFACE TRAILS IN WIDTH

Applicant Name: WEST LINN PARKS & RECREATION <small>(please print)</small> Address: 22500 SALAMO RD, WEST LINN, OR. City State Zip: 97068	Phone: 503-557-4700 Email: khworster@westlinnoregon.gov 800
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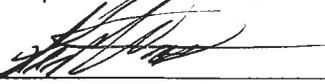
Owner Name (required): <small>(please print)</small> Address: City State Zip:	Phone: Email:
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Consultant Name: <small>(please print)</small> Address: City State Zip:	Phone: Email:
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1. All application fees are non-refundable (excluding deposit). **Any overruns to deposit will result in additional billing.**
2. The owner/applicant or their representative should be present at all public hearings.
3. A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
4. **Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application.**
One (1) complete set of digital application materials must also be submitted on CD in PDF format.
If large sets of plans are required in application please submit only two sets.

* No CD required / ** Only one copy needed

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

 Applicant's signature	12/16/2011 Date	 Owner's signature (required)	12/16/2011 Date
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Class I Design Review Application For Soft Surface Trail at the White Oak Savanna

Project Background

The West Linn Parks and Recreation Department are proposing to construct a 2000 linear foot by 5 feet wide soft surface (wood Chip) trail in a City park known as the White Oak Savanna. This 14 acre park is located in the Savanna Oaks Neighborhood and is located Blankenship and Salamo Roads and Tannler Drive. The purpose of this trail is to delineate a safe walking route into and around the park that will also delineate areas where due to sensitive species, and restoration efforts, we are trying to keep people out of. The added value of the soft surface trail is that it can be removed later if future plans warrant a change.

Design Development

The new trail layout has been loosely designed by City staff and is based on the topographical data we have available to us. The preliminary layout was also developed with input from the immediate neighbors of the park at a neighborhood meeting on December 8, 2011. For the most part, the final layout of this path will be “field fit” or determined by the actual grades and other factors we find in the field.

The goal of the trail is to provide a loped route into and out of the park from Tannler Drive, where there is plenty on-street parking available that should more than accommodate the number of daily users anticipated to visit this park.

Response to Community Development Code Approval Standards - Application Applicability

The purpose of this application is to seek design review approval for the above-mentioned activities. Based on the pre-application meeting of September 01, 2011, this application is directed towards CDC sections 56.000 PARKS AND NATURAL AREA DESIGN REVIEW referenced as a Class I design review. Also relative to the information we, the applicant, provided at that pre-application meeting, a separate application for an ADA accessible route will be submitted at a later date.

Section 56.085 - B. Because this is a soft surface trail that can essentially be moved or eliminated at any time, we request the Planning Director waive all submittal requirements not relevant to this application or not within the relevant scope of this project.

APPROVAL STANDARDS – CLASS 1 DESIGN REVIEW

Section 56.100 – A. Park Classification. This project is in line with the existing park classification of passive oriented use.

C. Relationship to the natural and physical environment.

1 & 2. There are no heritage or significant trees within the proposed work areas. Parks staff will take care to maneuver the trail away from trees we would normally deem

significant. Other trees near construction activity will be protected in accordance with Park Department standards.

3 & 4. No significant grading will take place as the design incorporates the trail into the existing topography. Likewise the design places the trail outside any areas subject to slumping or sliding.

D. Facility design and relationship to the human environment

1. **Architecture.** There will be wooden “park type” benches along the trail.
2. **Material.** The trail will be built of ¾’ rock base and topped with recycled wood chips which provides a permeable self-weathering surface.

Section 120 Site plan

A – C Attached.

Section 56.130 Grading Plan

None Proposed

TRAIL CONNECTION TO TANNER DR. (LOOP)

1:1,200



PROPOSED SOFT SURFACE TRAIL

1" = 100' NORTH ↑ 12-8-11

- COMPACTED GRAVEL BASE
- ROUTE THROUGH TREES WILL BE CAREFULLY SELECTED & CONSTRUCTED TO MINIMIZE ROOT IMPACT YET BRING USERS INTO THE GROVE