

**City of West Linn**  
**PRE-APPLICATION CONFERENCE MEETING**  
**Summary Notes**  
**December 17, 2015**

SUBJECT: Boat dock and ramp at 18336 Nixon Avenue  
FILE: PA-15-45  
ATTENDEES: Applicant/Consultant: Rick Givens  
Staff: Peter Spir, Associate Planner

*The following is a summary of the meeting discussion provided to you from staff meeting notes. Additional information may be provided to address any "follow-up" items identified during the meeting. These comments are PRELIMINARY in nature. Please contact the Planning Department with any questions regarding approval criteria, submittal requirements, or any other planning-related items. Please note disclaimer statement below.*

**Site Information**

Site Address: 18336 Nixon Avenue  
Tax Not No.: Tax lot 200 of Assessor's Map 21E13CD  
Area: 30,043 sq. ft.  
Neighborhood: Robinwood N.A.  
Zoning: R-10  
Applicable code: CDC Chapter 28: Willamette and Tualatin Protection (WRG)  
CDC Chapter 27: Flood Management Area (FMA)  
CDC Chapter 11: (R-10 single family residential)

**Proposal**

The applicant proposes to construct a private ramp and dock. The ramp would extend 100 feet towards the river from the 30 foot (+/-) contour on the shoreline. At Ordinary Low Water the combined length of the ramp and dock would extend approximately 50 feet into the river. Vertical pilings would be used and sized to secure the dock in the event of a 100-year flood.

**Details**

FMA and WRG permits are required. Applicable US Army Corps of Engineers and Oregon Department of State lands permits are the responsibility of the applicant.

**Process**

The FMA permit requires meeting the standards of CDC Chapter 27. We require an analysis of the hydrostatic/hydrodynamic forces on the dock and also provide the exact location in river mile and other site identifiers. There is a FMA deposit fee of \$1,050. The WRG permit requires meeting the standards of CDC Chapter 28. There is a WRG deposit fee of \$1,700. The CDC is online at <http://westlinnoregon.gov/cdc>. Pay particular attention to the provisions of 28.110(I). The application form must be signed by the property owner.

N/A is not an acceptable response to the approval criteria. The submittal requirements may be waived, but the applicant must first identify the specific submittal requirement and request, in letter form, that it be waived by the Planning Manager and must identify the specific grounds for that waiver. Once the application and fee are submitted, the City has 30 days to determine if the application is complete or not. If the application is not complete, the applicant has 180 days to make it complete or provide written notice to staff that no other information will be provided.

Once the submittal is deemed complete, staff will provide notice per CDC Chapter 99. The Planning Manager will approve, approve with conditions or deny the application. Appeals of the Planning Manager's decision are heard by City Council.

Pre-application notes are void after 18 months. After 18 months with no application approved or in process, a new pre-application conference is required.

***Typical land use applications can take 6-10 months from beginning to end.***

***DISCLAIMER:*** This summary discussion covers issues identified to date. It does not imply that these are the only issues. The burden of proof is on the applicant to demonstrate that all approval criteria have been met. These notes do not constitute an endorsement of the proposed application ***or provide any assurance of potential outcomes.*** Staff responses are based on limited material presented at this pre-application meeting. New issues, requirements, etc. could emerge as the application is developed. ***A new pre-application conference would have to be scheduled one that period lapses and these notes would no longer be valid. Any changes to the CDC standards may require a different design or submittal.***