

City of West Linn
PRE-APPLICATION CONFERENCE MEETING
Summary Notes
April 6, 2017

SUBJECT: Boat dock and ramp at 17860 Robin View Court
FILE: PA-17-11
ATTENDEES: Applicant/Consultant: Dan Shear, Rick Givens
Staff: Peter Spir, Jennifer Arnold, Associate Planners

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: 17860 Robin View Court
Tax Not No.: Tax lot 300 of Assessor's Map 21E13CB
Area: 31,665 sq. ft.
Neighborhood: Robinwood N.A.
Zoning: R-10
Applicable code: CDC Chapter 28: Willamette River Greenway (WRG)
CDC Chapter 27: Flood Management Area (FMA)

Proposal

The applicant proposes to construct a private ramp and dock. The ramp would extend 120 feet from the shoreline into the river. The dock would be 10 feet wide by 33 feet long. Vertical pilings would be used and sized to secure the dock in the event of a 100-year flood. From dock to river bed varies from 15-20 feet.

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. The dock is required to meet the 7.5 foot side yard setbacks of the R-10 zone. The applicant will provide an Engineer's stamped and signed finding that the dock, ramp and pilings will not increase in flood levels during the occurrence of the base flood discharge and will not impact the flood-carrying capacity of the river. The report must also find that the dock will not be adversely affected by hydrostatic or hydrodynamic forces.

There is a public sewer line and easement traversing the lower portion of the property. The ramp anchor point cannot be within the easement or on top of the sewer line. (The anchor point could be uphill of the easement with the ramp suspended above it, or located downhill of the line and easement.)

Process

The FMA permit requires meeting the standards of CDC Chapter 27. 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>. 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.**