

City of West Linn
PRE-APPLICATION CONFERENCE MEETING
Summary Notes
February 15, 2018

SUBJECT: Boat dock at 5505/5527 River Street
FILE: PA-18-06
ATTENDEES: Applicant: Lonny Jochim and Kevin Harper
Staff: Jennifer Arnold, 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: 5505/5527 River Street
Tax Not No.: Tax lot 800 and 700 of Assessor's Map 22E30DB
Area: 30,043 sq. ft.
Neighborhood: Bolton 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 replace anchored dock with new dock constructed with pilings. The existing dock is shared among adjacent property owners and will continue to be a jointly shared dock. At Ordinary Low Water the combined length of the ramp and dock would extend approximately 40 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. There is a stormwater easement near the proposed dock location. A survey may be required by the Engineering Department to verify the footings for the proposed dock are outside of the easement.

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 owners.

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.***