



CITY OF  
**West  
Linn**

## LAND USE PRE-APPLICATION CONFERENCE

**Thursday, April 4, 2019**

**City Hall  
22500 Salamo Road**

**Willamette Conference Room**

**8:00 am**      **Proposed construction of a new garage in a Water Resource Area**

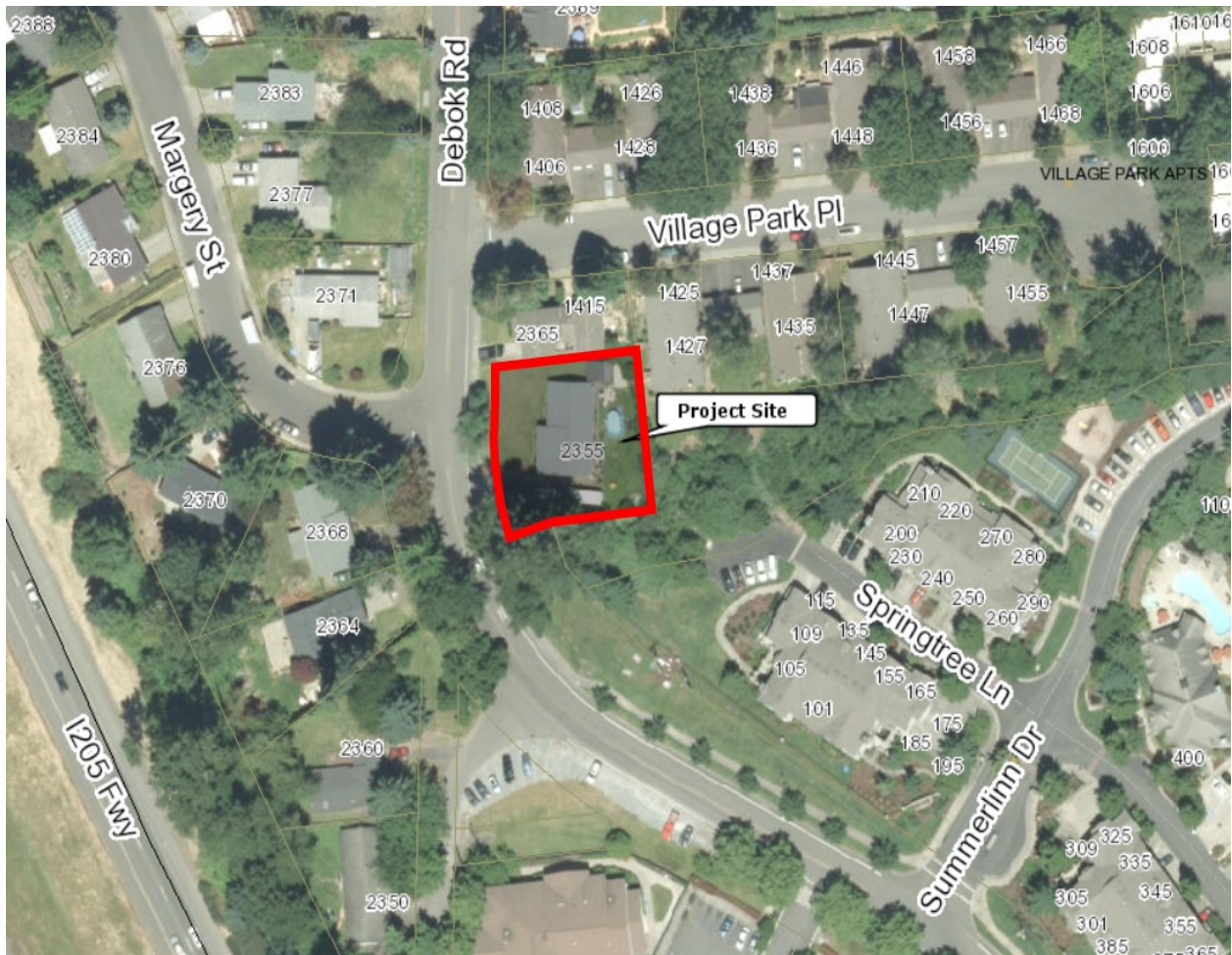
**Applicant:**    **Morgan and Donald Coffie**

**Subject Property Address:**    **2355 Debok Road**

**Neighborhood Assn:**    **Willamette**

**Planner:**    **Jennifer Arnold**

**Project #: PA-19-05**





### PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE:	TIME:	PROJECT #:
4-4-19	8:00 am	PA-19-05
STAFF CONTACT:	FEE:	
Jennifer Arnold	350-	

Pre-application conferences occur on the first and third Thursdays of each month. In order to be scheduled for a conference, this form including property owner’s signature, the pre-application fee, and accompanying materials must be submitted at least **15** days in advance of the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): **2355 Debok Rd. West Linn, OR – 21E35BC02700**

Brief Description of Proposal: **Construction of new garage to attach to existing single family home. Entire property exists within riparian zone so project will need Water Resource Area Permit. We are applying for the permit under the Hardship Provision (32.110) of the CDC. Garage will be constructed within current impervious driveway.**

Applicant’s Name: **Donald and Morgan Coffie**

Mailing Address: **2355 Debok Rd. West Linn, OR 97068**

Phone No: **(503) 799-9337** Email Address: **Morgan.coffie@gmail.com**

Please attach additional materials relating to your proposal including a site plan on paper up to 11 x 17 inches in size depicting the following items:

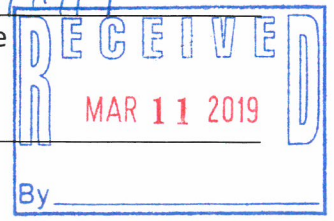
- North arrow
- Scale
- Property dimensions
- Streets abutting the property
- Conceptual layout, design and/or building elevations
- Easements (access, utility, all others)
- Access to and from the site, if applicable
- Location of existing trees, highly recommend a tree survey
- Location of creeks and/or wetlands, highly recommend a wetland delineation
- Location of existing utilities (water, sewer, etc.)

Please list any questions or issues that you may have for city staff regarding your proposal: **Need assistance on completing requirements of the Water Resource Area Permit application.**

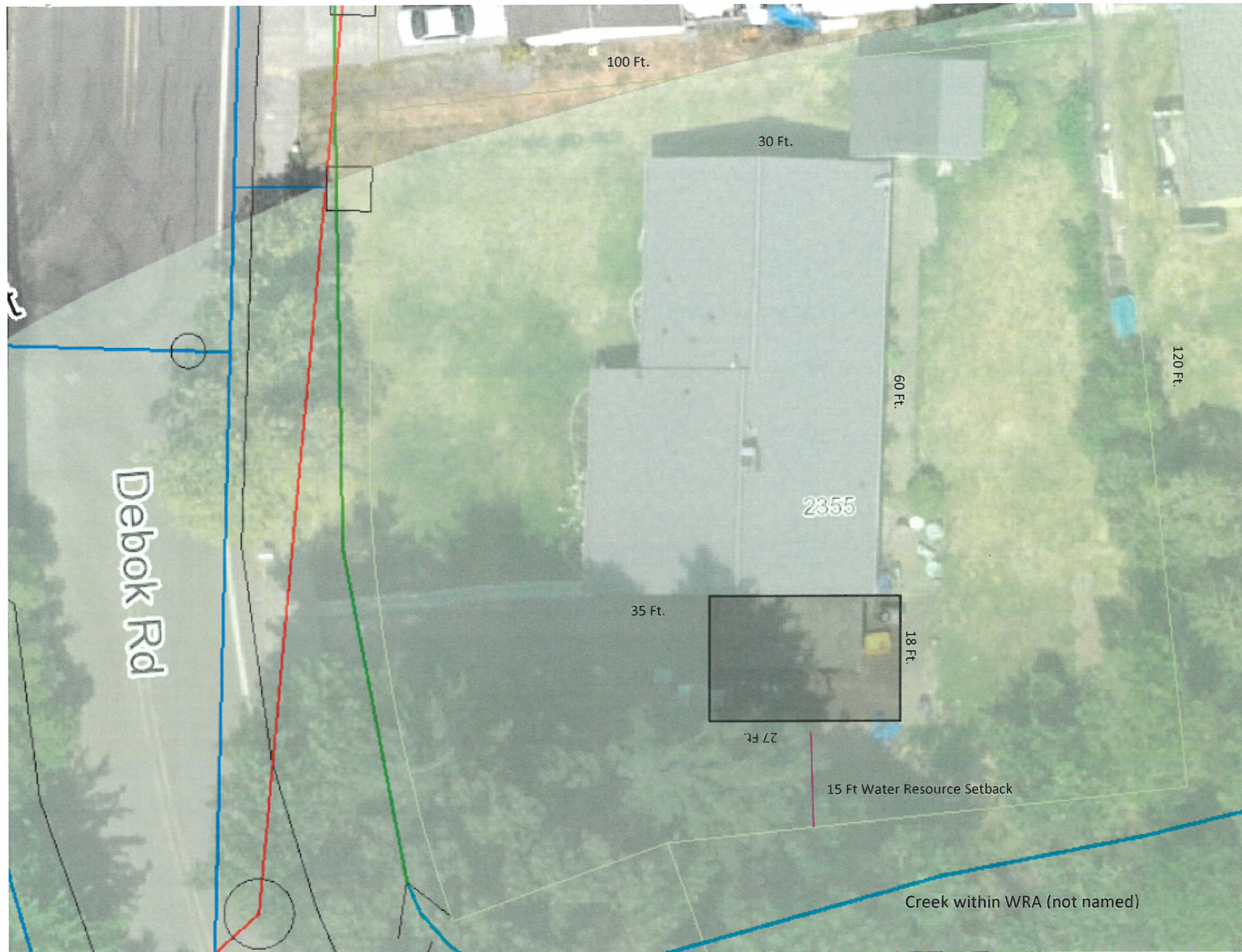
By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

*Morgan Coffie*  
Property owner’s signature

3/11/19  
Date



Property owner’s printed name and mailing address (if different from above)



2355 Debok Rd.

Applicant: Morgan and Donald Coffie



Scale – 1:240	No trees exist within construction area	Property does not exist within City’s Flood Management Area or Wetland Inventory Goal 5
No Easements exist within property	Green area is Riparian Zone	No known utilities exist within construction area
Proposed garage height will not exceed roof height of existing house		0.28 GIS acres/12,010 GIS sq. ft.