

City of West Linn
PRE-APPLICATION CONFERENCE
MEETING SUMMARY NOTES
May 7, 2020

SUBJECT: Proposed Water Resource Area (WRA) Permit for a patio cover at 1221 9th Street
FILE: PA-20-03
ATTENDEES: Applicant: Brian Wheeler
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

Tax Not No.: Tax lot 8100 of Assessor's Map 31E2AB
Site Area: 17,459 square feet
Zoning: R-10 (Single-family residential, 10,000 sq. ft. minimum lot size)
Environmental Overlays: WRA

Project Details: The applicant proposes to build a patio cover in the rear yard of the property. This area is under the Water Resource Area Protection environmental overlay and the property exceeds the 5,000 square foot disturbance allowance, therefore the applicant proposes a reduction in the WRA boundary.

Discussion: The property is entirely in the WRA protection area and development on the lot exceeds the allowable disturbed square footage area. The applicant will be working with an environmental specialist to assess the water resource and the area around it to determine if the WRA boundary can be reduced while maintaining the same level of protection.

Engineering Division Comments: The applicant should contact Amy Pepper of the Engineering Department to determine any stormwater mitigation requirements at apepper@westlinnoregon.gov.

Process: For the WRA permit, address the submittal requirements of CDC Chapter 32.050 and respond to the approval criteria of 32.060 which is the standard process plus the hardship provisions of 32.110. The fee is \$2,600 plus a \$250 inspection fee. A 1:1 vegetative mitigation plan is required for any development within 65 feet of the wetland boundary per 32.090 and 32.100. Contact DSL (Department of State Lands) for any additional permits.

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 deposit/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 declared complete, staff will send out public notice of the anticipated Planning Manager's decision date at least 20 days before it occurs. A sign posted on the site. The Planning Manager's decision may be appealed to City Council by the applicant or anyone with standing.

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.***