



CITY OF
**West
Linn**

LAND USE PRE-APPLICATION CONFERENCE

Thursday, February 6, 2014

**City Hall
22500 Salamo Road**

Willamette Conference Room

1:30 pm Proposed reconstruction of the Cedaroak Boat Ramp

Applicant: City of West Linn, Parks and Recreation

Subject Property Address: 4600 Elmran Drive

Neighborhood Assn: Robinwood

Planner: Peter Spir

Project #: PA-14-06



DEVELOPMENT REVIEW APPLICATION *PRE-APPLICATION CONFERENCE*

For Office Use Only		
STAFF CONTACT <i>PETER SPIR</i>	PROJECT NO(S). <i>PA-14-06</i>	<i>Time</i> <i>Conference DATE</i>
NON-REFUNDABLE FEE(S) <i>0</i>	REFUNDABLE DEPOSIT(S) <i>0</i>	TOTAL <i>0</i>

Type of Review (Please check all that apply):

- | | | |
|--|--|--|
| <input type="checkbox"/> Annexation (ANX) | <input type="checkbox"/> Historic Review | <input type="checkbox"/> Subdivision (SUB) |
| <input type="checkbox"/> Appeal and Review (AP)* | <input type="checkbox"/> Legislative Plan or Change | <input type="checkbox"/> Temporary Uses * |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Lot Line Adjustment (LLA)*/** | <input type="checkbox"/> Time Extension * |
| <input type="checkbox"/> Design Review (DR) | <input type="checkbox"/> Minor Partition (MIP)(Preliminary Plat or Plan) | <input type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Easement Vacation | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Tualatin River Greenway |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Water Resource Area Protection/Wetland(WAP) |
| <input type="checkbox"/> Final Plat or Plan (FP) | <input checked="" type="checkbox"/> Pre-Application Conference (PA)*/** | <input type="checkbox"/> Willamette River Greenway |
| <input type="checkbox"/> Flood Management Area | <input type="checkbox"/> Street Vacation | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Hillside Protection & Erosion Control | | |

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

Site Location/Address: <i>CEDAR OAK BOAT RAMP</i> <i>4600 EIMRANI DRIVE</i>	Assessor's Map No.: <i>21E 24</i>
	Tax Lot(s): <i>0200</i>
	Total Land Area: <i>7.3</i>

Brief Description of Proposal:

RE-CONSTRUCTION OF PUBLIC BOAT RAMP

Applicant Name: *WEST LINN PARKS & RECREATION* Phone: *503-557-4700*
(please print)
Address: *22500 SALAMO ROAD* Email: *KWORCESTER@westlinnoregon.gov*
City State Zip: *WEST LINN, OREGON 97068*

Owner Name (required): Phone:
(please print)
Address: Email:
City State Zip:

Consultant Name: Phone:
(please print)
Address: Email:
City State Zip:

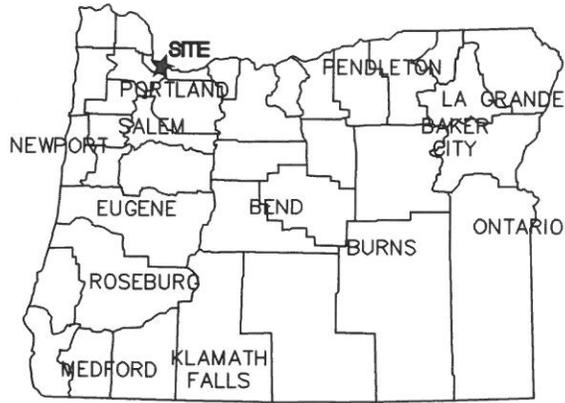
- All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billing.
- The owner/applicant or their representative should be present at all public hearings.
- A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
- Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application. One (1) complete set of digital application materials must also be submitted on CD in PDF format. If large sets of plans are required in application please submit only two sets.

* No CD required / ** Only one copy needed

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

[Signature] *01/16/2014* *[Signature]* *01/16/2014*
 Applicant's signature Date Owner's signature (required) Date

REVISED 4/6/2011



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 Flowing Solutions 3305 SW 87th Avenue Portland, OR 97225 Phone (503) 297-6331 Fax (503) 297-6053	SHEET TITLE: LOCATOR		DATE: 4/6/11
	PROJECT: CEDAR OAK PUBLIC LAUNCH RAMP NIXON AVE & ELMRAN DR WEST LINN, OR 97068		SCALE: NTS
	RIVER/MILE: WILLAMETTE, RM 23.2	DATUM: NGVD	
			SHEET: 1/10

REVISED 4/6/2011

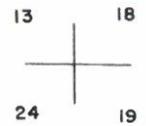
SECTION 24 T.2S. R.1E. W.M.
CLACKAMAS COUNTY

DLC
D.D. TOMPKINS NO. 61
GEORGE WALLING NO. 62
SAMUEL W. SHANNON NO. 70

2
6
V

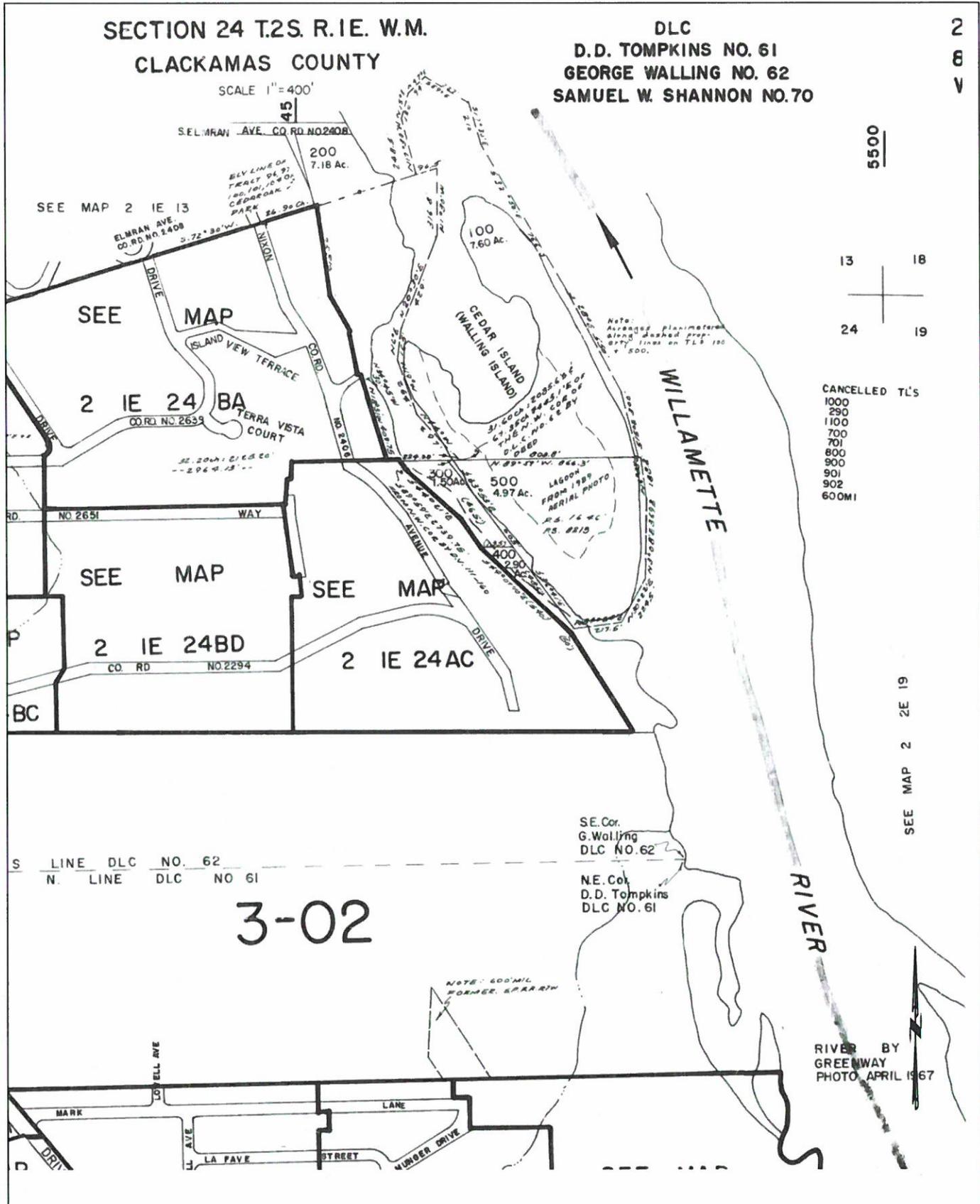
SCALE 1" = 400'

5500



- CANCELLED TL'S
- 1000
 - 290
 - 1100
 - 700
 - 701
 - 800
 - 900
 - 901
 - 902
 - 600MI

SEE MAP 2 2E 19



S LINE DLC NO. 62
N. LINE DLC NO. 61

3-02

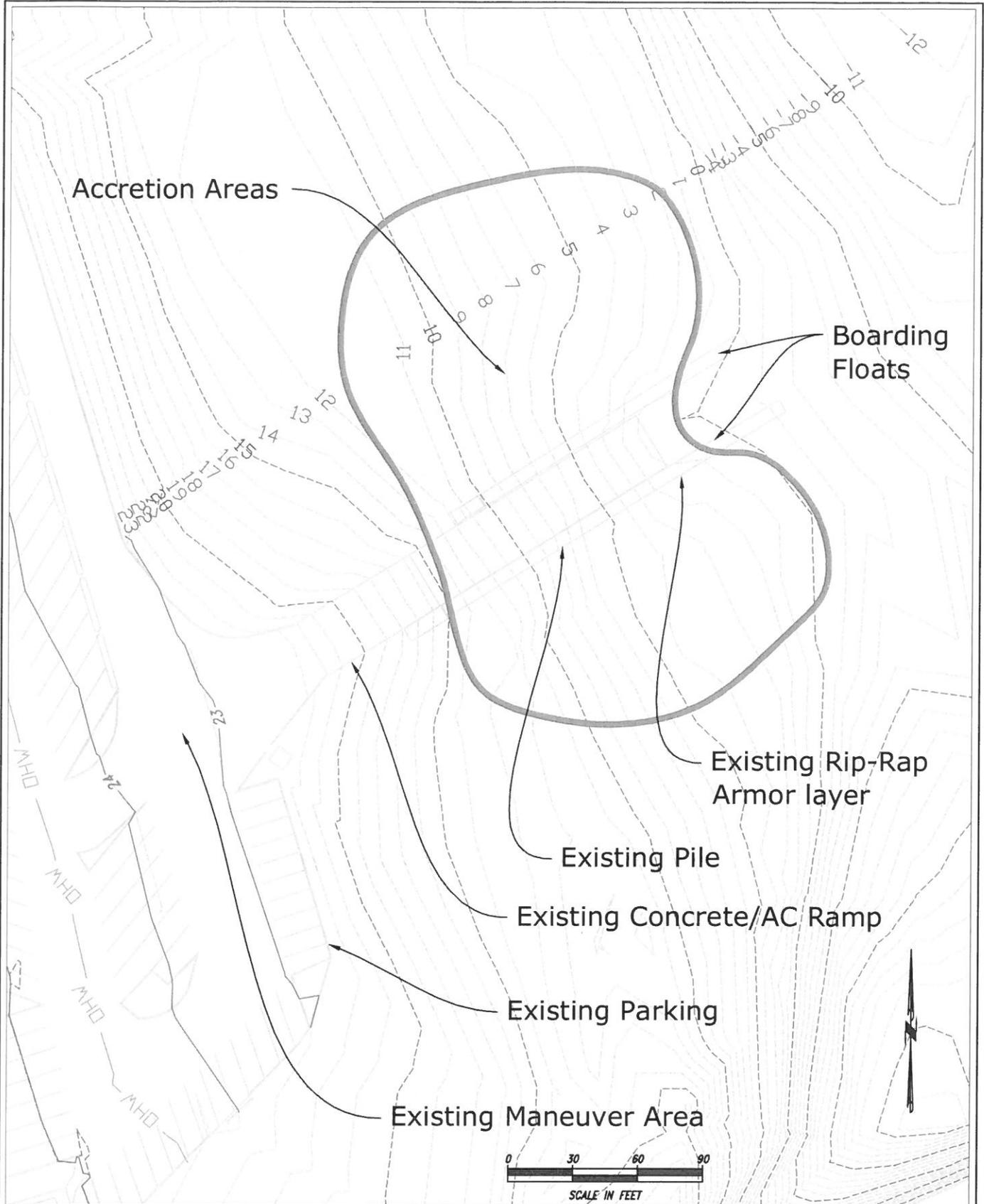
SE. Cor.
G. Walling
DLC NO. 62

NE. Cor.
D.D. Tompkins
DLC NO. 61

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 <p>Flowing Solutions 3305 SW 87th Avenue Portland, OR 97225 Phone (503) 297-6331 Fax (503) 297-6053</p>	SHEET TITLE: TAX MAP	DATE: 4/6/11
	PROJECT: CEDAR OAK PUBLIC LAUNCH RAMP NIXON AVE & ELMRAN DR WEST LINN, OR 97068	SCALE: NTS
	RIVER/MILE: WILLAMETTE, RM 23.2	DATUM: NGVD

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SHEET TITLE: EXISTING SITE PLAN

PROJECT: CEDAR OAK PUBLIC LAUNCH RAMP
NIXON AVE & ELMRAN DR
WEST LINN, OR 97068

RIVER/MILE: WILLAMETTE, RM 23.2

DATE:

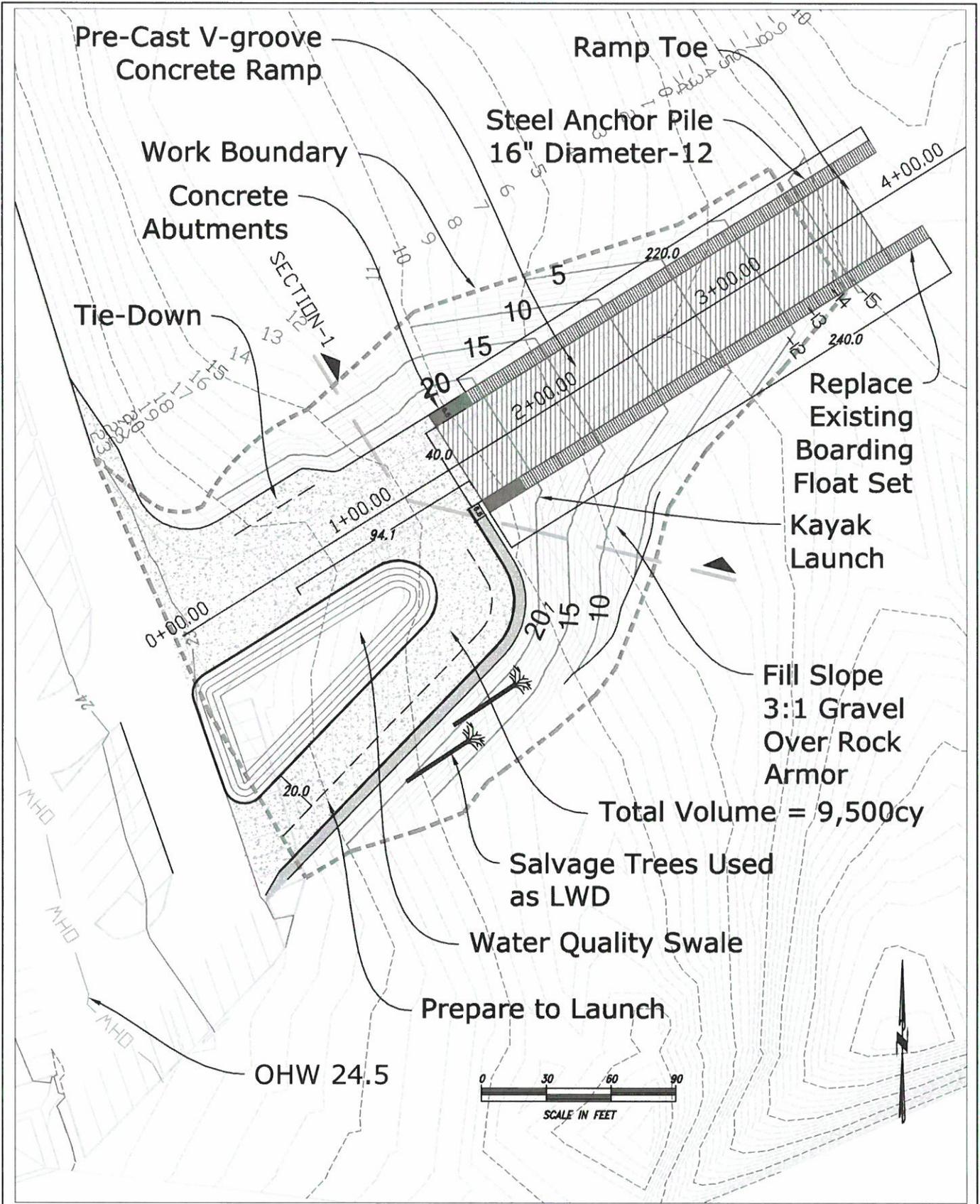
4/6/11

SCALE: 1"=60'

SHEET: 3 /10

DATUM: NGVD

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SHEET TITLE: PROPOSED PLAN

PROJECT: CEDAR OAK PUBLIC LAUNCH RAMP
NIXON AVE & ELMRAN DR
WEST LINN, OR 97068

RIVER/MILE: WILLAMETTE, RM 23.2

DATE:
4/6/11

SCALE: 1"=60'

DATUM: NGVD

SHEET: 4/10

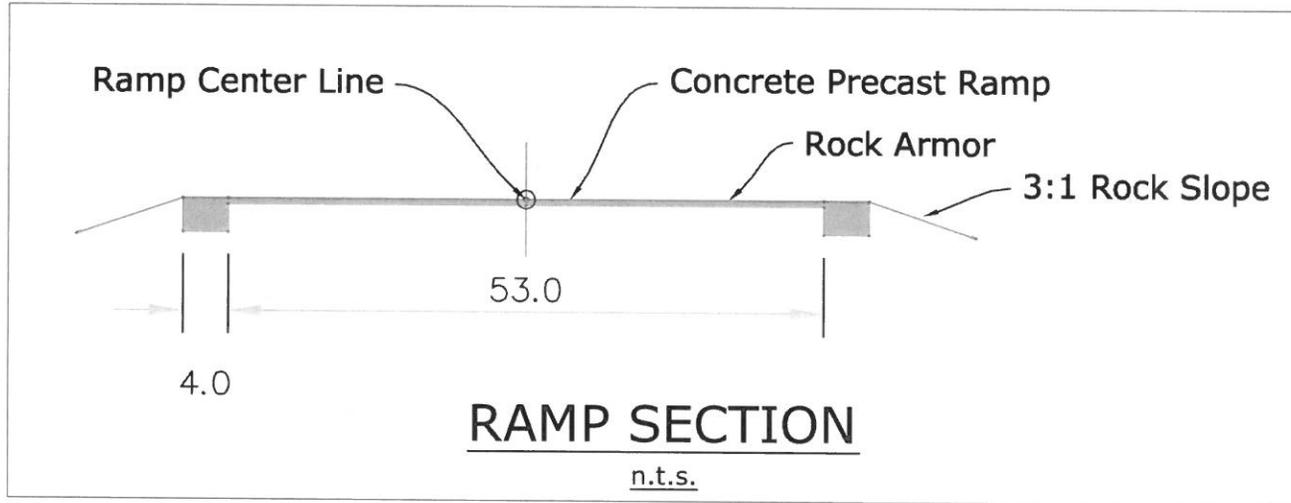
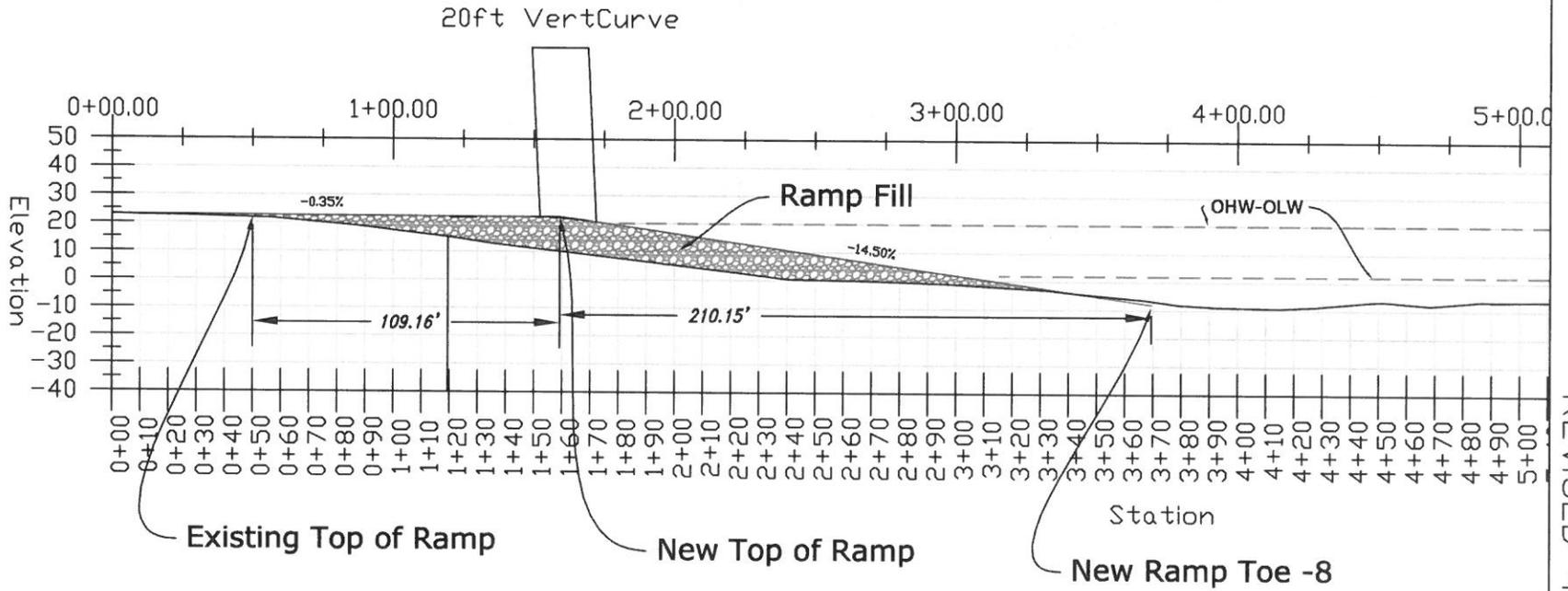


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SHEET TITLE: PROFILE
 PROJECT: CEDAR OAK PUBLIC LAUNCH RAMP
 NIXON AVE & ELMRAN DR
 WEST LINN, OR 97068
 RIVER/MILE: WILLAMETTE, RM 23.2

DATE: 4/6/11
 SCALE: 1" = 60'
 DATUM: NGVD
 SHEET: 5 / 10

RAMP PROFILE

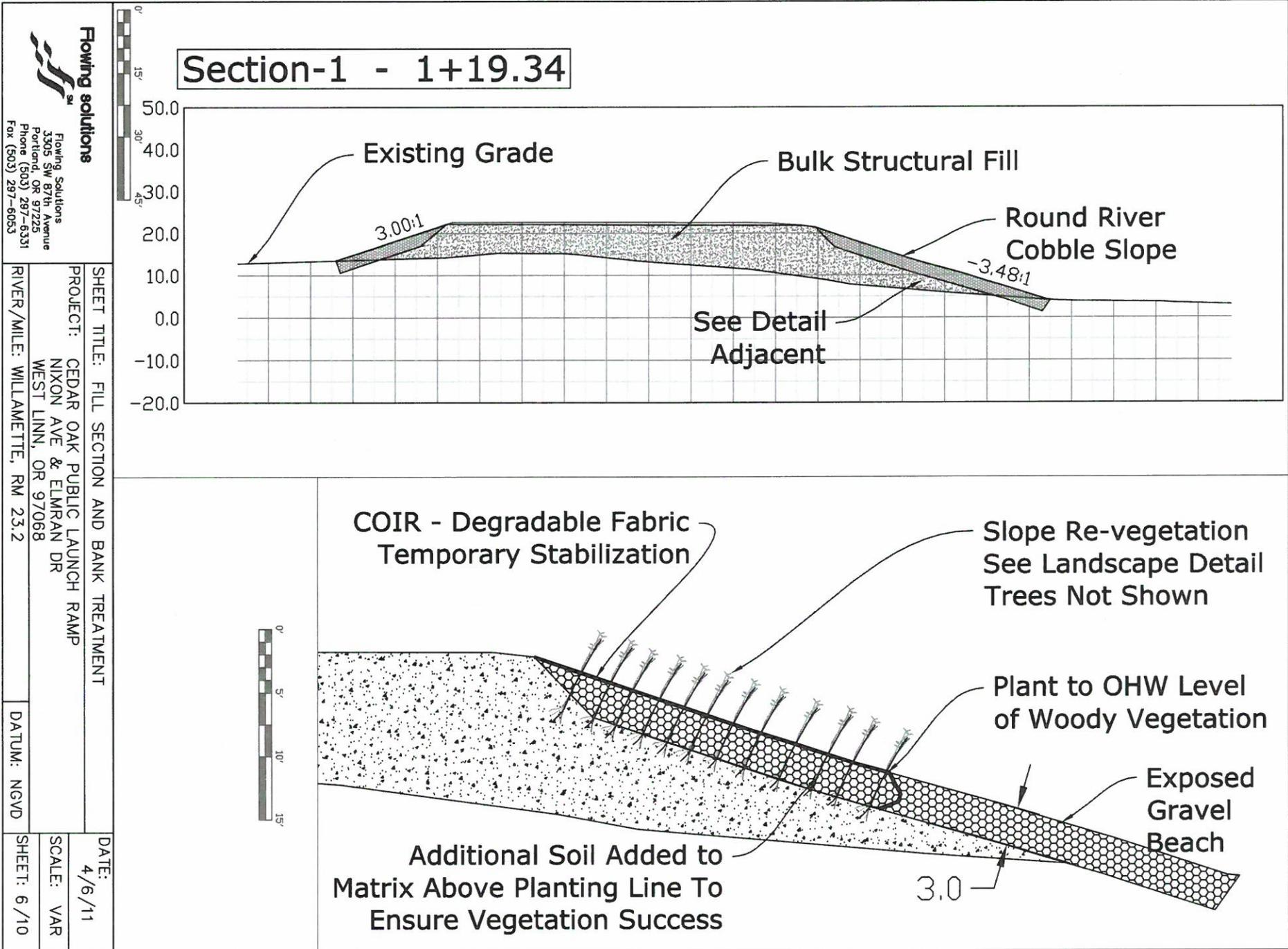


RAMP SECTION

n.t.s.



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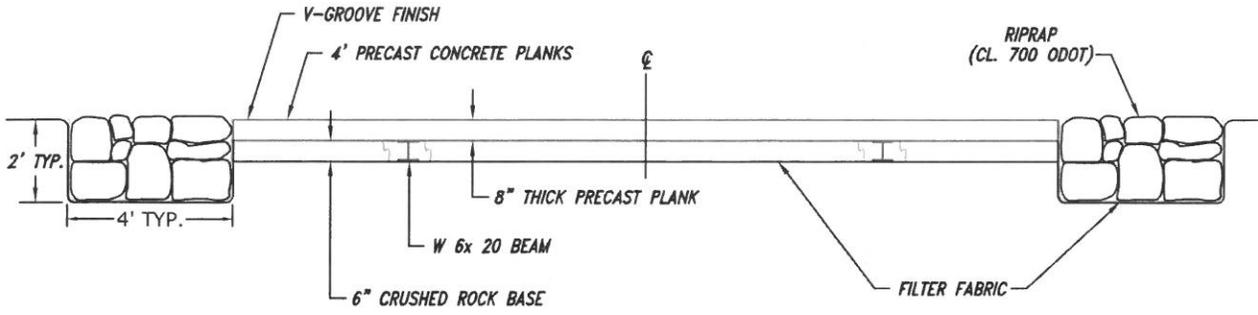
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 Fax (503) 287-6053

SHEET TITLE: FILL SECTION AND BANK TREATMENT
PROJECT: CEDAR OAK PUBLIC LAUNCH RAMP
 NIXON AVE & ELMRAN DR
 WEST LINN, OR 97068
RIVER/MILE: WILLAMETTE, RM 23.2
DATUM: NGVD

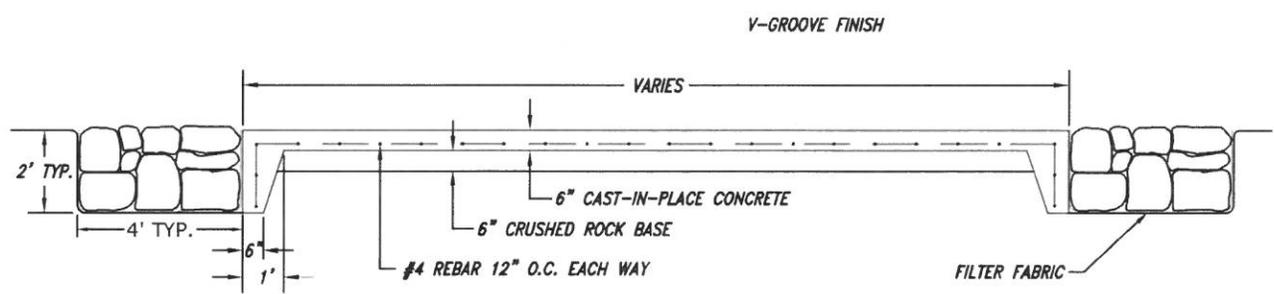
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SCALE: VAR
SHEET: 6/10

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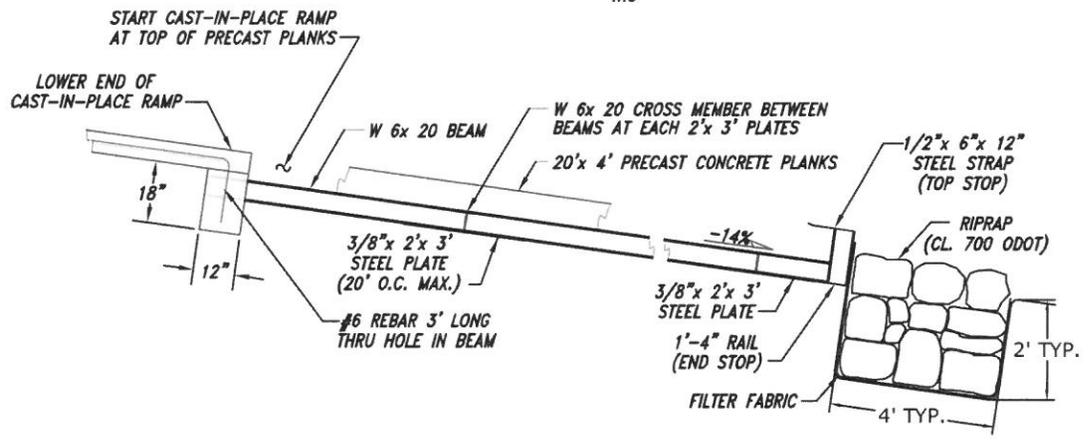
REVISED 4/6/2011



PRECAST RAMP SECTION
NTS



CAST-IN-PLACE RAMP SECTION
NTS



PRECAST PLANK/RAIL PROFILE
NTS

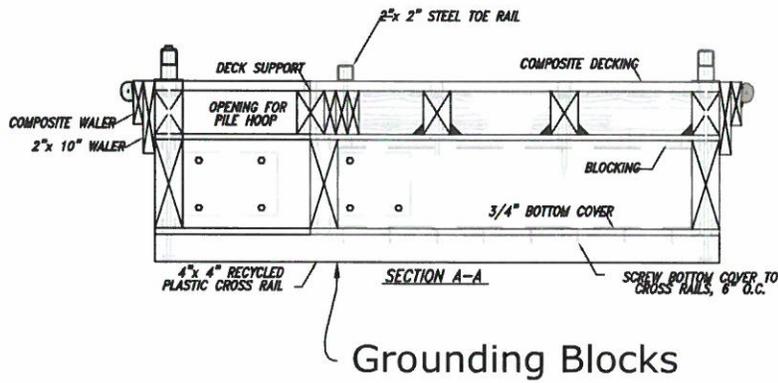
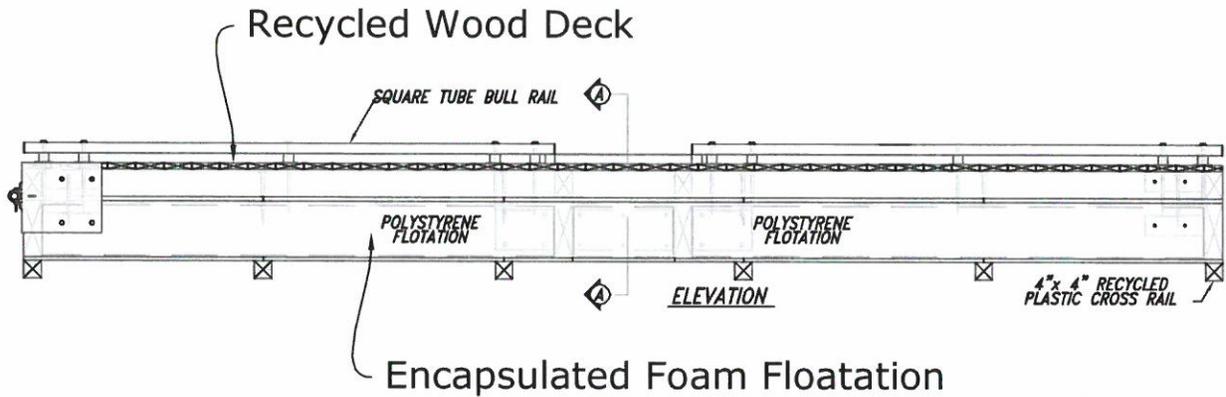
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SHEET TITLE: RAMP DETAILS		DATE: 4/6/11
PROJECT: CEDAR OAK PUBLIC LAUNCH RAMP NIXON AVE & ELMRAN DR WEST LINN, OR 97068		SCALE: NTS
RIVER/MILE: WILLAMETTE, RM 23.2	DATUM: NGVD	SHEET: 7/10

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SHEET TITLE: DOCK DETAILS

PROJECT: CEDAR OAK PUBLIC LAUNCH RAMP
NIXON AVE & ELMRAN DR
WEST LINN, OR 97068

RIVER/MILE: WILLAMETTE, RM 23.2

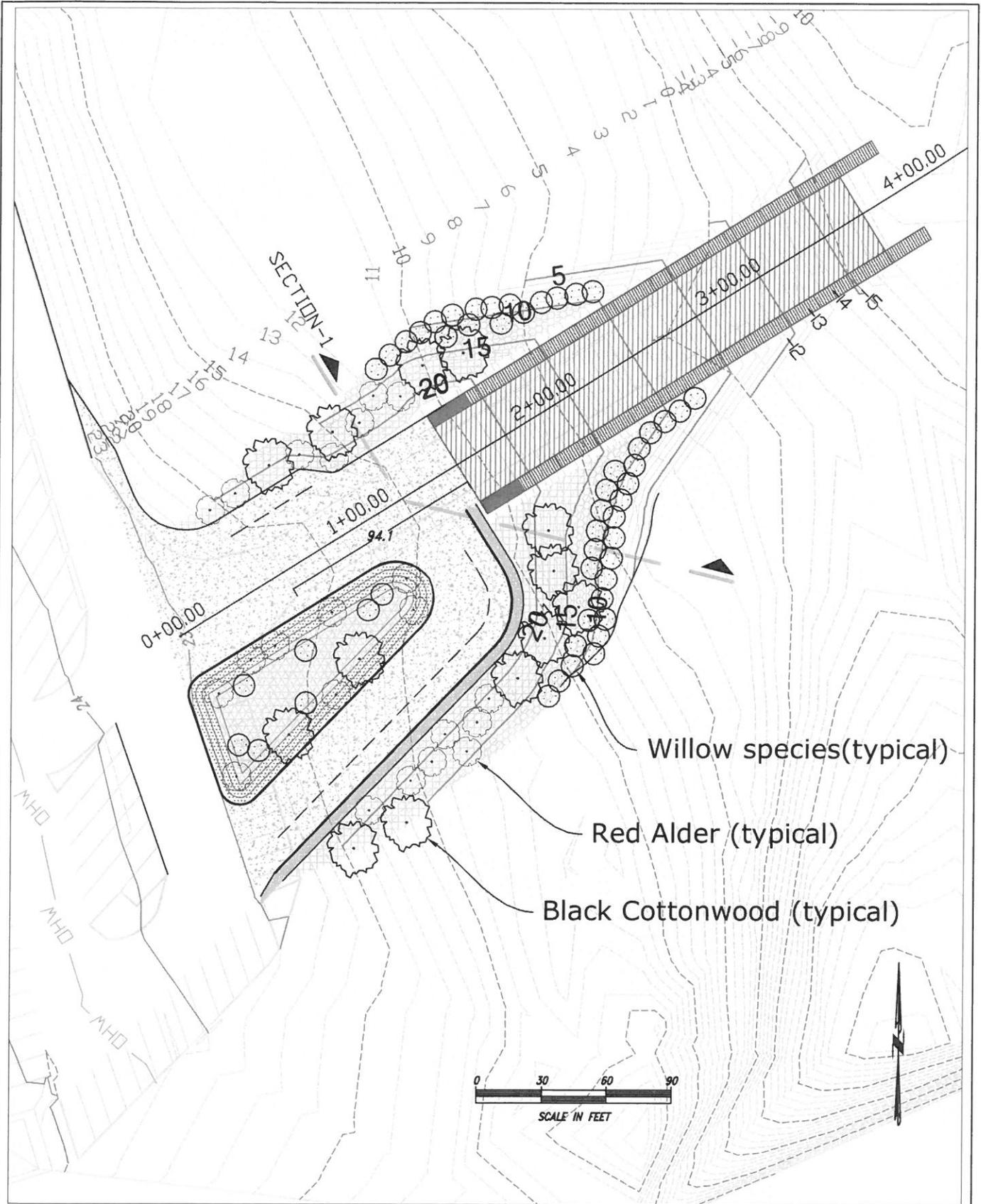
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DATE:
4/6/11

SCALE: NTS

SHEET: 8/10

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SHEET TITLE: LANDSCAPE PLAN

PROJECT: CEDAR OAK PUBLIC LAUNCH RAMP
NIXON AVE & ELMRAN DR
WEST LINN, OR 97068

RIVER/MILE: WILLAMETTE, RM 23.2

DATUM: NGVD

DATE:

4/6/11

SCALE: 1"=60'

SHEET: 9/10

PLANTING KEY

TREES:

	ALNUS RUBRA	RED ALDER	5 GAL.	AS SHOWN
	POPULUS TRICHOCARPA	BLACK COTTONWOOD	5 GAL.	AS SHOWN
	SALIX SITCHENSIS & SALIX FLUVIATILIS	SITKA WILLOW & COLUMBIA RIVER WILLOW	10 CI PLUGS	2' O.C. GROUPS OF 5 & 7

PLANTING ZONES:

FILL BANK PLANTING - Zone 1

CORNUS SERICEA	REDTWIG DOGWOOD	1 GAL.	5' O.C. GROUPS 5, 7, & 9
PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	1 GAL.	5' O.C. GROUPS OF 5, 7, & 9

FILL BANK PLANTING - Zone 2

SPIRAEA DOUGLASII	DOUGLAS SPIREA	1 GAL.	3' O.C. GROUPS OF 5, 7, & 9
SYMPHORICARPUS ALBUS	COMMON SNOWBERRY	1 GAL.	3' O.C. GROUPS OF 5, 7, & 9

RIPIARIAN PLANTING

CAREX UNILATERALIS	ONE-SIDED SEDGE	= 17% PLUGS	6" O.C.
CAREX DEWEYANA	DEWEY SEDGE	= 17% PLUGS	6" O.C.
DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS	= 17% 4" POTS	12" O.C.
ELYMUS GLAUCUS	BLUE WILD RYE	= 17% PLUGS	6" O.C.
JUNCUS ENSIFOLIUS	DAGGERLEAF RUSH	= 17% 4" POTS	12" O.C.
POLYSTICHUM MUNITUM	SWORD FERN	= 15% 4" POTS	12" O.C.
CORNUS SERICEA	REDTWIG DOGWOOD	1 GAL.	5' O.C. GROUPS 5, 7, & 9
PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	1 GAL.	5' O.C. GROUPS OF 5, 7, & 9
SPIRAEA DOUGLASII	DOUGLAS SPIREA	1 GAL.	3' O.C. GROUPS OF 5, 7, & 9
SYMPHORICARPUS ALBUS	COMMON SNOWBERRY	1 GAL.	3' O.C. GROUPS OF 5, 7, & 9

WET AREA MIX

ALISMA PLANTAGUATICA	AMERICAN WATER PLANTAIN	= 10% PLUGS	6" O.C.
CAREX DENSE	DENSE SEDGE	= 20% PLUGS	6" O.C.
CAREX DEWEYANA	DEWEY SEDGE	= 20% PLUGS	6" O.C.
ELEOCHARIS PALUSTRIS	CREEPING SPIKE RUSH	= 20% 4" POTS	12" O.C.
GLYCERIA OCCIDENTALIS	WESTERN MANNAGRASS	= 20% PLUGS	6" O.C.
SCIRPUS MICROCARPUS	SMALL-FRUITED BULRUSH	= 10% PLUGS	6" O.C.

NOTES:

PLANT MATERIALS MUST BE NATIVE AND SELECTED FROM THE PORTLAND PLANT LIST. THEY MUST BE NON-CLONAL IN ORIGIN, SEED SOURCE MUST BE AS LOCAL AS POSSIBLE AND PLANTS MUST BE NURSERY PROPAGATED UNLESS TRANSPLANTED FROM ON-SITE AREAS APPROVED FOR DISTURBANCE.

FLAG WITH A BAMBOO STAKE AND PROTECT EXISTING NATIVE PLANT MATERIAL. CONTACT LANDSCAPE ARCHITECT FOR LIST OF EXISTING NATIVE PLANTS TO PROTECT.

PRIOR TO PLANT INSTALLATION, REMOVE NON-NATIVE, INVASIVE PLANTS SPECIES (INCLUDING BUT NOT LIMITED TO HIMALAYAN BLACKBERRY, REED CANARY GRASS, AND CANADIAN THISTLE) FROM ALL AREAS WITHIN 10 FEET OF THE PLANTING AREA, USING HANDHELD EQUIPMENT.

THE PLANT MATERIALS ARE TO BE USED FOR RESTORATION PURPOSES. STANDARD NURSERY PRACTICES FOR GROWING LANDSCAPE PLANTS, SUCH AS USE OF PESTICIDES, FUNGICIDES, OR FERTILIZERS AND THE STAKING OF TREES, MUST NOT BE EMPLOYED.

REMOVE PLANTS FROM POTS AND LOOSEN, UNWIND, AND TRIM ROOTS. REMOVE ENOUGH POTTING SOIL TO ENSURE THAT ROOTS ARE IN CONTACT WITH EXISTING SOIL.

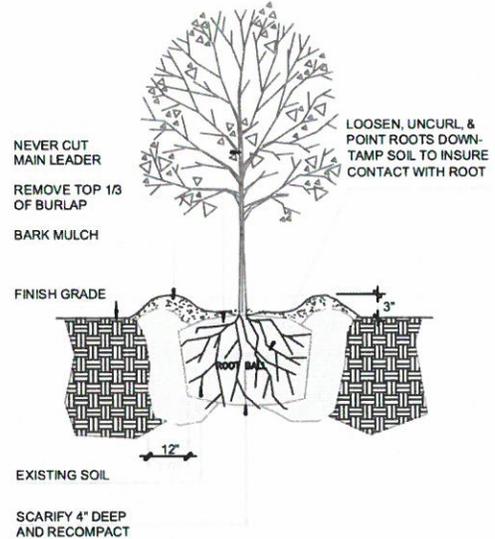
PLANT MATERIAL SHALL BE PLACED SO THAT ROOT COLLARS ARE EVEN WITH THE GROUND AND THE PLANT IS UPRIGHT. PLANT SHRUBS IN GROUPS OF 3 OR 5.

PLANT MATERIAL MUST BE SUPPORTED ONLY WHEN NECESSARY DUE TO EXTREME WINDS AT THE PLANTING SITE. WHERE SUPPORT IS NECESSARY, STAKES, GUY WIRES OR OTHER MEASURES MUST BE REMOVED AS SOON AS THE PLANT CAN SUPPORT ITSELF. PLACE A BAMBOO STAKE NEAR NEWLY PLANTED MATERIAL TO LOCATE IT DURING MAINTENANCE WORK.

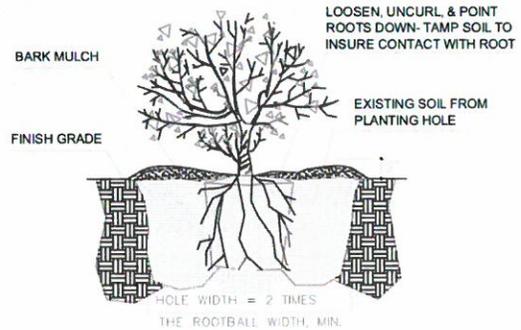
ENSURE THAT THE EXISTING TEMPORARY IRRIGATION SYSTEM WILL ADEQUATELY PROVIDE WATER FOR THE NEW PLANTS. THE PLANT MATERIAL SHOULD RECEIVE REGULAR WATERING DURING THE FIRST GROWING SEASON. AFTER THE INITIAL SEASON WATERING SHALL OCCUR AS NEEDED TO ENSURE PLANTS SURVIVAL.

REMOVE A THREE FOOT DIAMETER AREA OF WEEDS AND DUFF AROUND EACH PLANTING HOLE. PLACE 2 INCHES OF MEDIUM GRADE FIR BARK MULCH AROUND THE PLANT. DO NOT PLACE MULCH AGAINST THE PLANT'S TRUNK.

SEED THE BANK AREA WITH A SEED MIXTURE COMPOSED OF THE PLANTS LISTED IN THE RIPARIAN SEED MIXTURE.



1 DECIDUOUS TREE PLANTING & STAKING



2 SHRUB PLANTING

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SHEET TITLE: LANDSCAPE DETIALS

PROJECT: CEDAR OAK PUBLIC LAUNCH RAMP
NIXON AVE & ELMRAN DR
WEST LINN, OR 97068

RIVER/MILE: WILLAMETTE, RM 23.2

DATE:
4/6/11

SCALE: NTS

DATUM: NGVD

SHEET: 10/10