



CITY OF
**West
Linn**

PRE-APPLICATION CONFERENCE

Thursday, July 7, 2022

City Hall*
22500 Salamo Road

10:00 am: **Proposed Wetland Area Protection Permit for Deck Construction**
Applicant: **Landscape East and West**
Property Address: **2040 Tanner Creek Lane**
Neighborhood Assn: **BHT Neighborhood Association**
Planner: Chris Myers

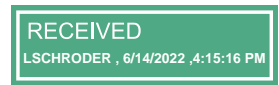
Project #: PA-22-19



*Pre-application conferences will be conducted in a hybrid format, with some staff and participants attending remotely via Webex and others attending in-person at City Hall.



PRE-APPLICATION CONFERENCE



THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE:	7/7/22	TIME: 10:00 am
		PROJECT #: PA-22-19
STAFF CONTACT:	Chris Myers	FEE: \$350

Pre-application conferences are held on the first and third Thursdays of the month between 9:00 am and 1:00 pm. Appointments must be made by 5:00 pm, 15 days before the meeting date. The applicant has a choice of an in-person or virtual meeting. To schedule a conference, submit this form, a site plan, and accompanying materials through the [Submit a Land Use Application](#) web page. The City will contact you to collect payment. Pre-application notes are valid for 18 months.

Address of Subject Property (or map/tax lot): 2040 Tanner Creek Lane, West Linn OR 97068

Description of Proposal: Landscape East & West has been contracted to build a new deck, approximately 365 square feet in size, adjacent to the new patio on the right side of the house. The deck will be even with the current grade along the inner edge that is parallel with the patio, and up to five (5) feet above existing grade along the outer edge facing the wetland area. The deck will be built using prescriptive code and specifications outlined in Section R507- Exterior Decks of the Oregon Residential Specialty Code.

Applicant's Name: Landscape East and West

Mailing Address: 15601 SE 90th Ave., Clackamas OR 97015

Phone No: (971) 409-5214 Email Address: mattl@landscapeeast.com

Please attach a site plan on 11 x 17 inches paper depicting the following items:

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












Please list any questions or issues that you would like the planner to address: _____

We need to see the physical boundaries of the designated wetland area marked out on site. The proposed deck will be greater than 25 feet from the wetland- it's the 50 foot distance that needs to be clearly defined.

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

Property owner's signature (REQUIRED): Date: 06/11/2022

Legend

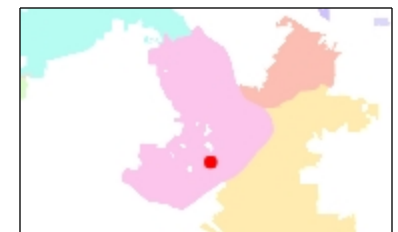
- Old Sewer IDs
-  Sewer Pump Station
- Sewer Structure
 -  Cleanout
 -  Manhole
 -  Outfall
 -  Plug
 -  Valve
 -  Vault
- Sewer Main
 -  Pressure
 -  Gravity
-  Sewer Lateral
-  Unofficial Tax Lots

Approximate Wetland Boundaries

0 0.01 0.03 Miles

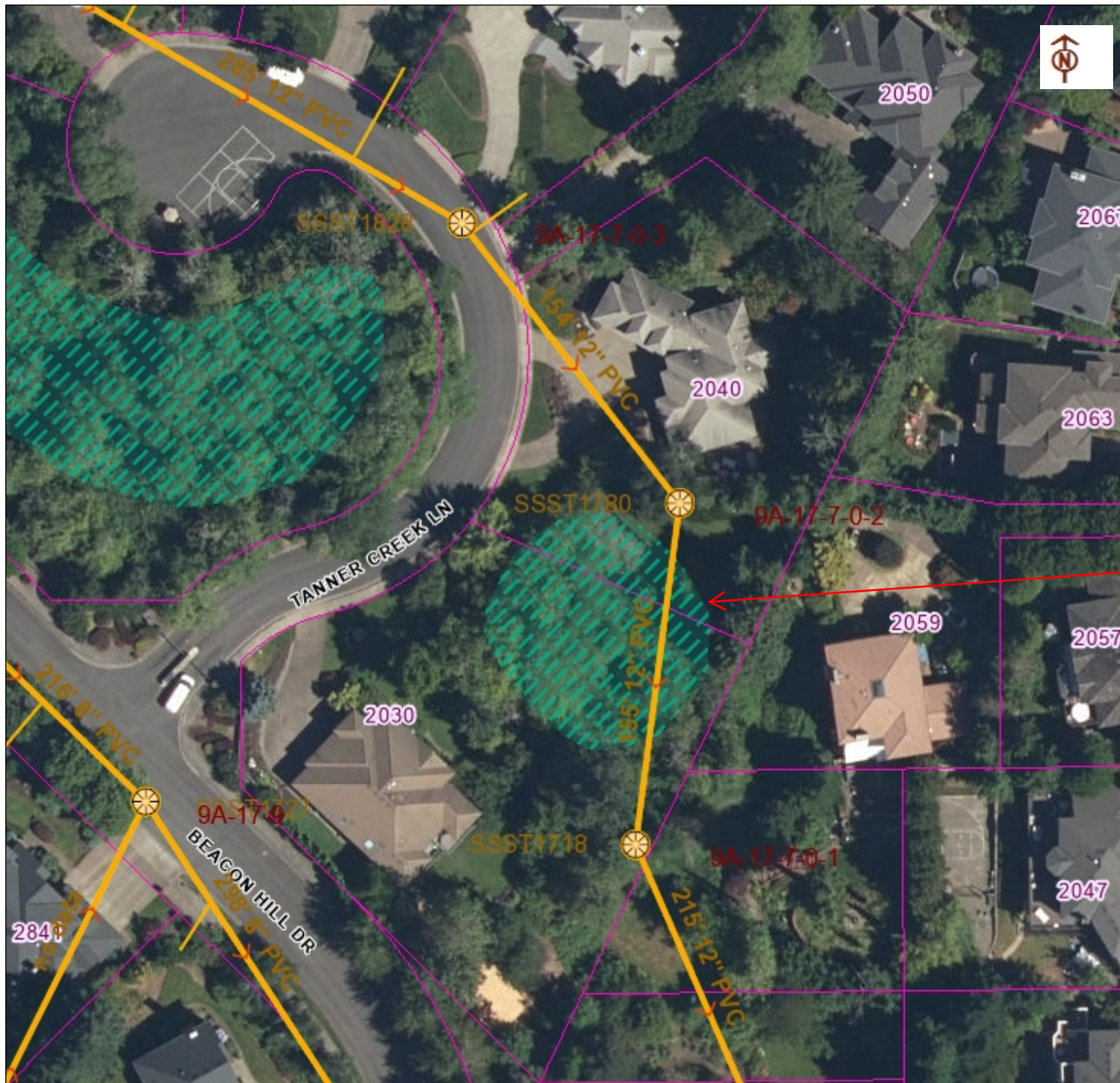


1: 1,128

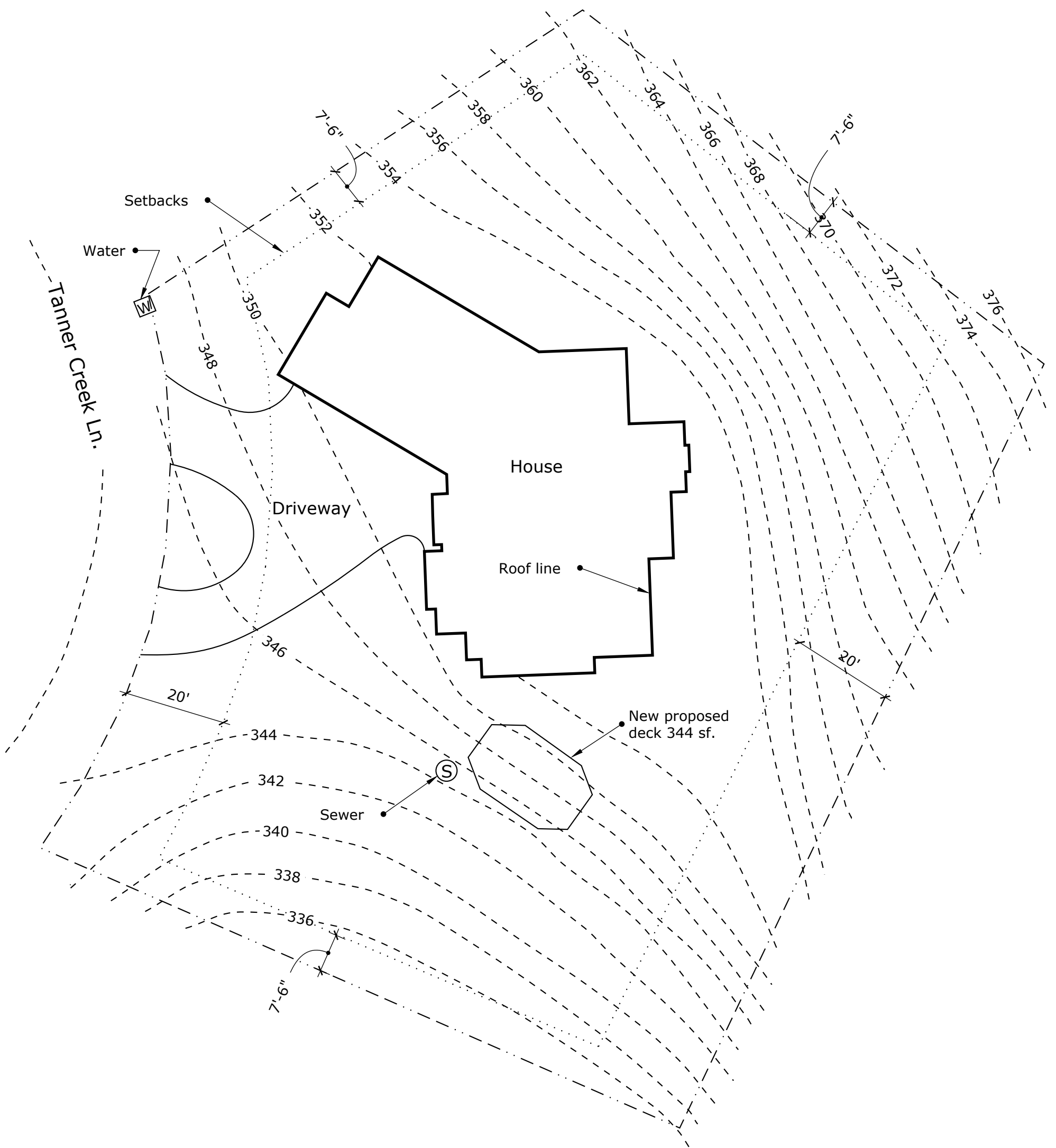


Notes

2040 Tanner Crrreek with Approximate Wetland Boundary

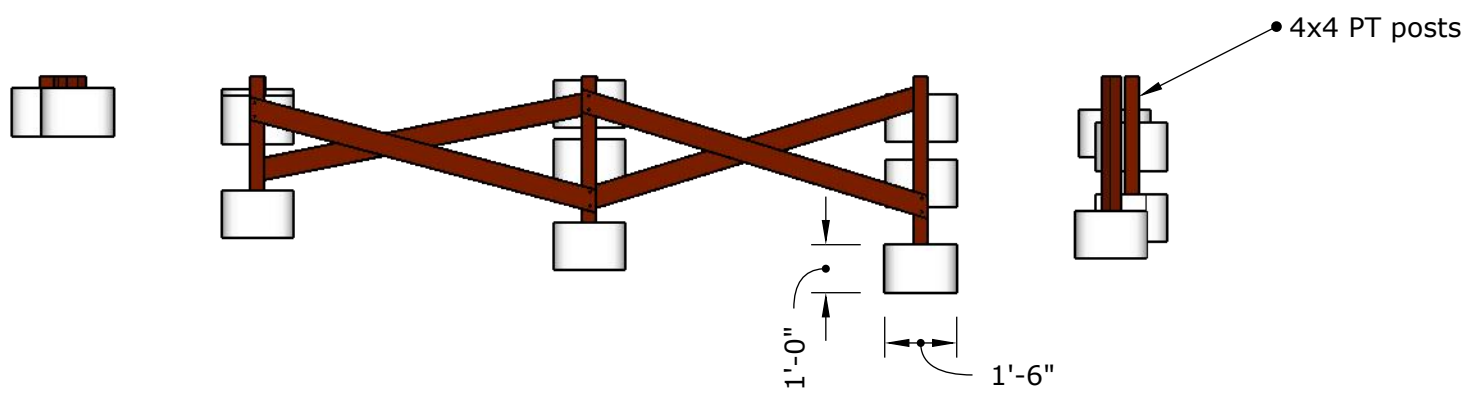
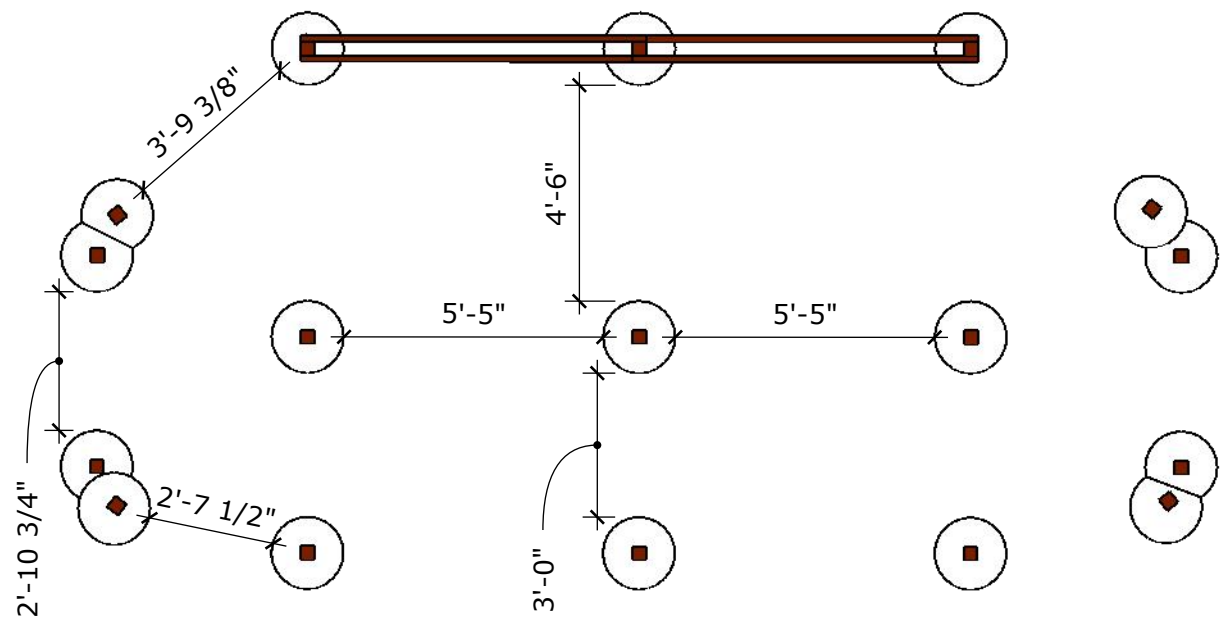


2040 Tanner Creek Ln.
West Linn OR



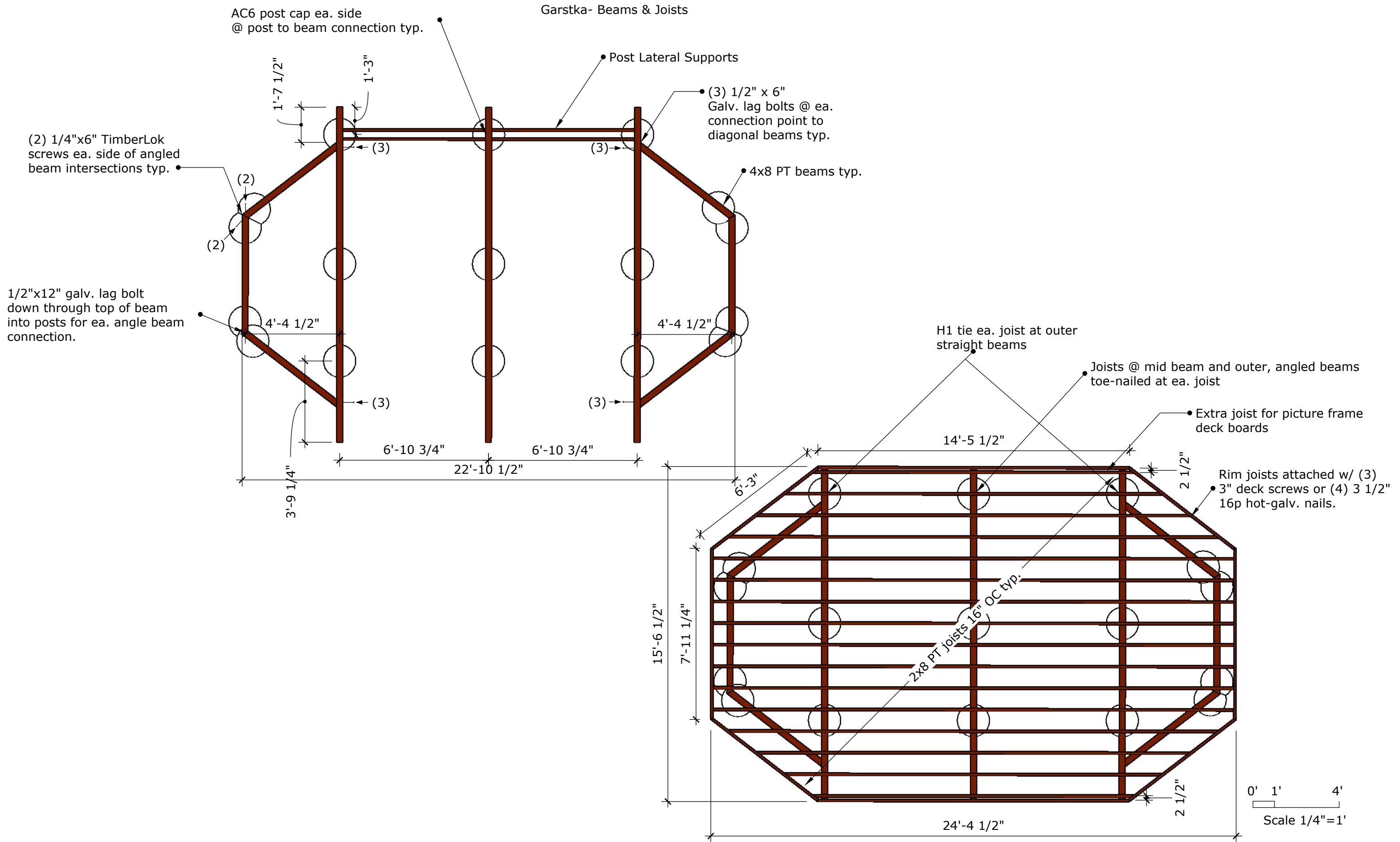
0' 20'
Scale 1"=20'

Garstka- Footings

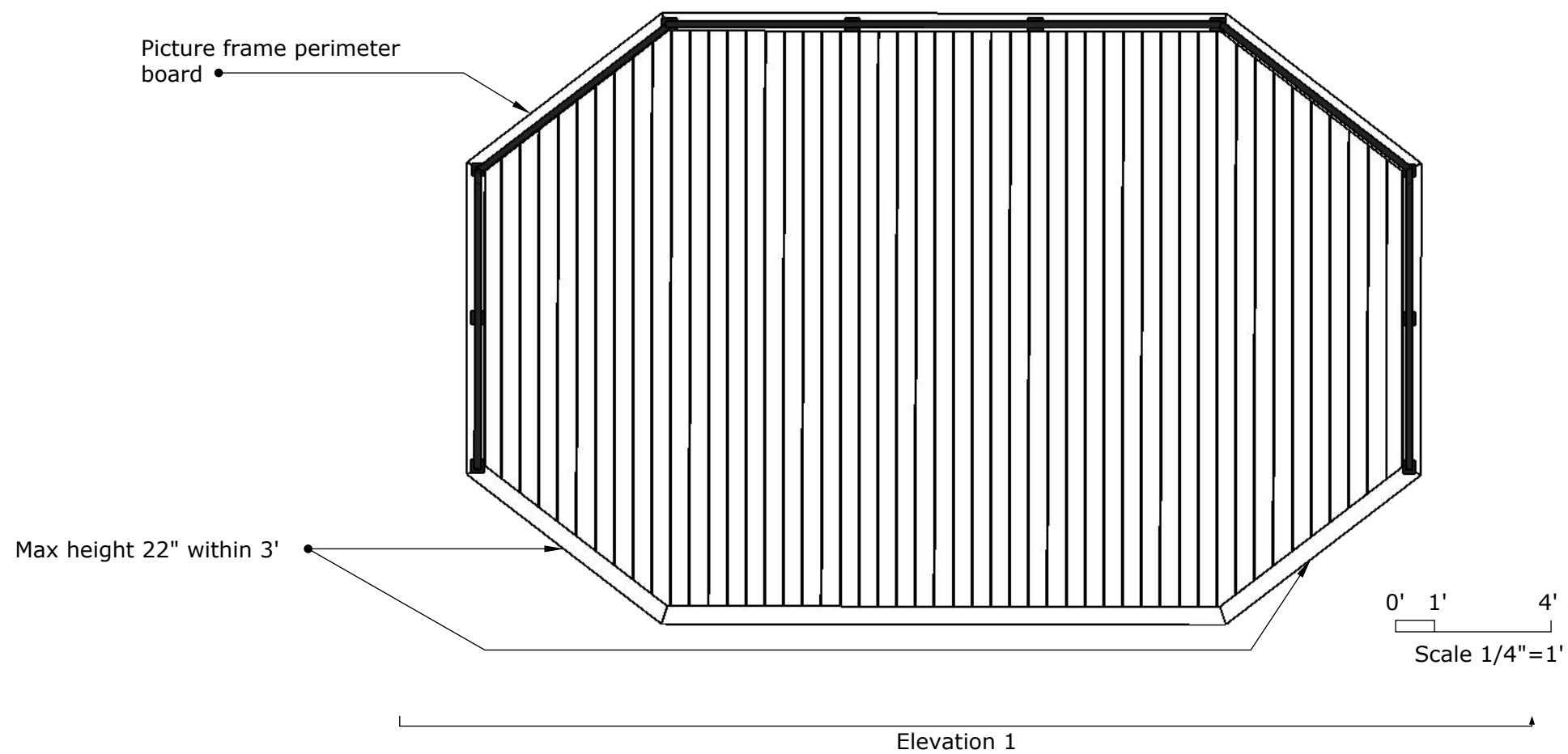
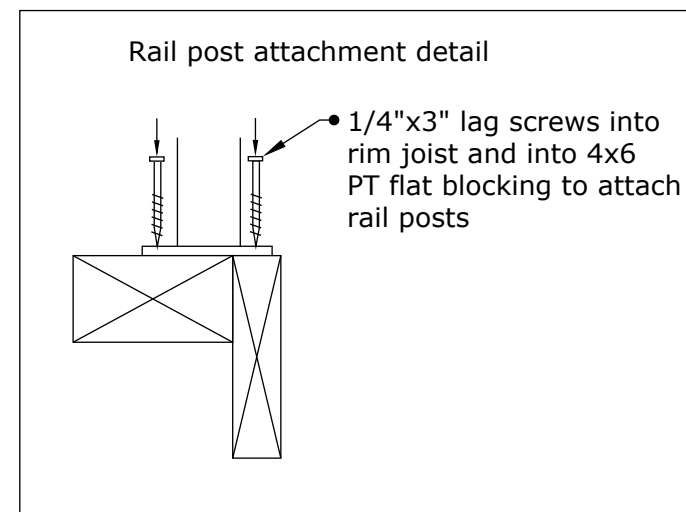
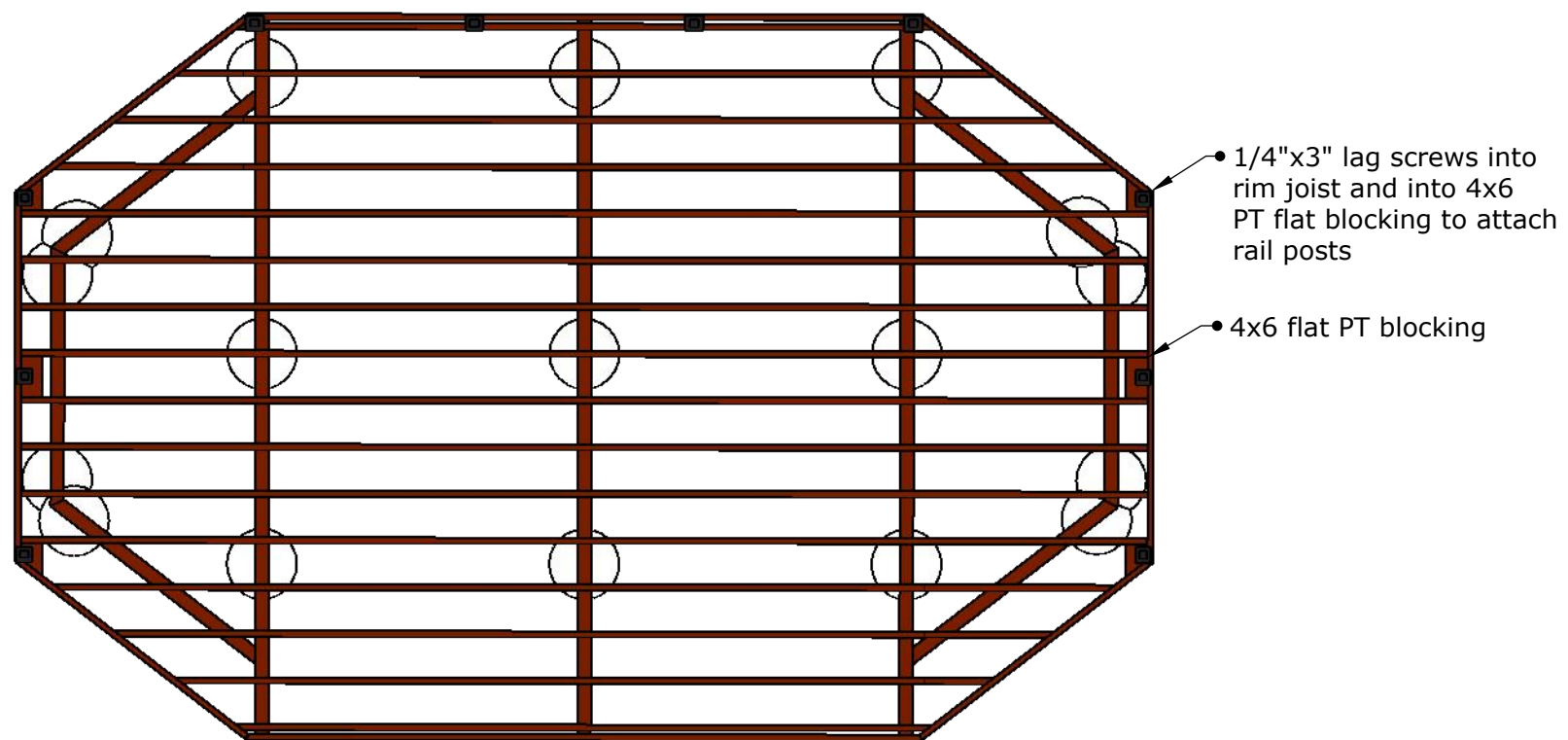


0' 1' 4'
Scale 1/4"=1'

Garstka- Beams & Joists

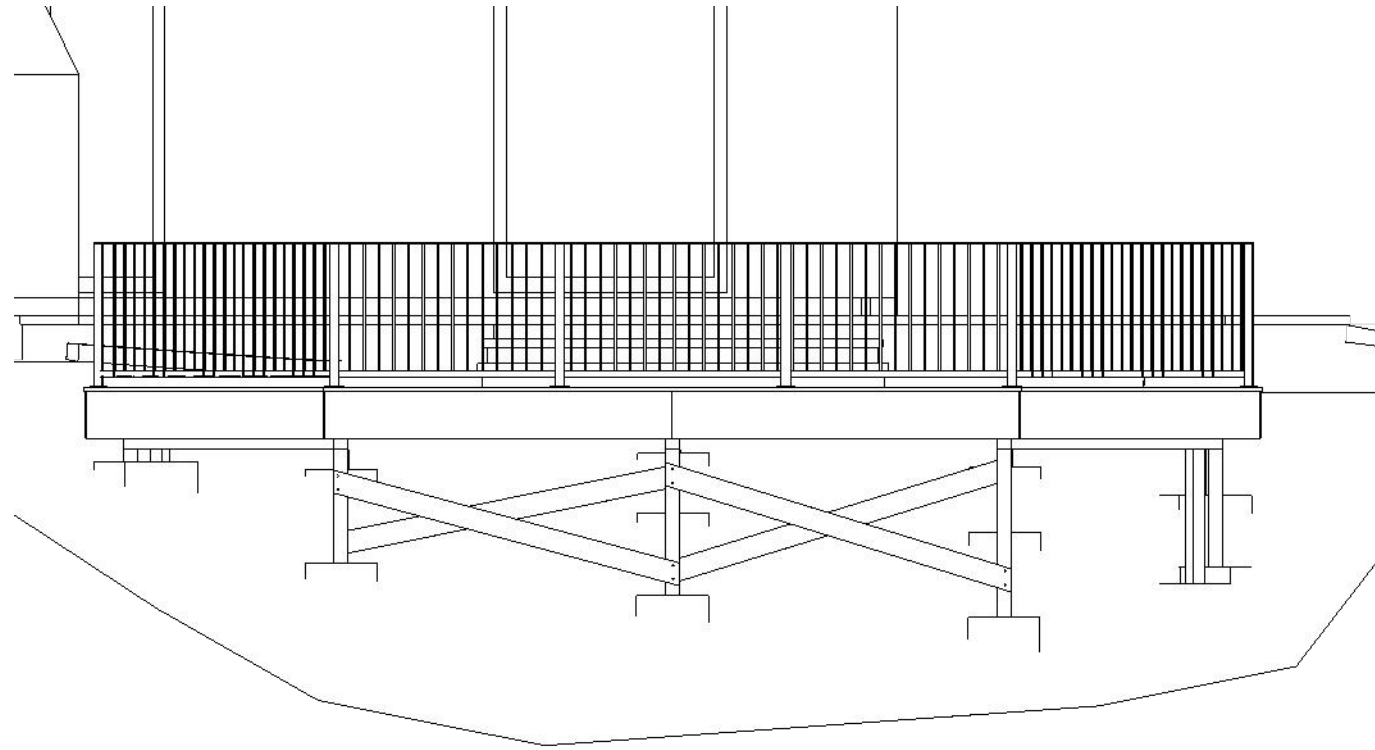


Garstka- Rail Posts & Deck Boards

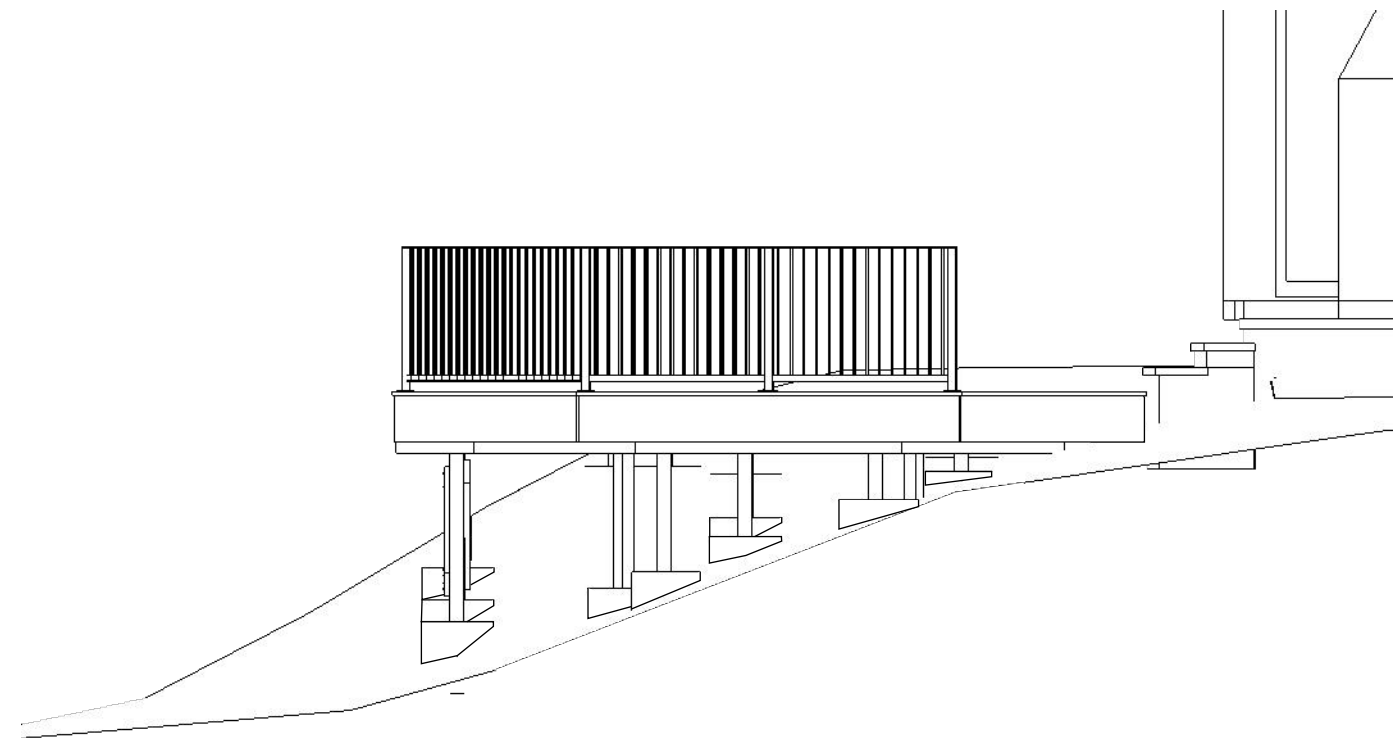


Garstka- Elevations

Elevation 1



Elevation 2



0' 1' 4'
Scale 1/4"=1'