

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>Peter Spiv</i>	PROJECT NO(S). <i>WAP-16-07 / WRG-16-03</i>	
NON-REFUNDABLE FEE(S) <i>2600 + 250</i>	REFUNDABLE DEPOSIT(S) <i>1700</i>	TOTAL <i>4550 -</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"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities | <input type="checkbox"/> Planned Unit Development (PUD) | <input checked="" type="checkbox"/> Water Resource Area Protection/Wetland (WAP) |
| <input type="checkbox"/> Final Plat or Plan (FP) | <input type="checkbox"/> Pre-Application Conference (PA) */** | <input checked="" type="checkbox"/> Willamette & Tualatin River Greenway (WRG) |
| <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: 1209 9th Street West Linn, OR 97068	Assessor's Map No.: 31E02AB08203
	Tax Lot(s): 05003484 (Tax 003-002)
	Total Land Area: 1.19 ac (51836 sq ft)

Brief Description of Proposal:

22' x 20' permeable patio with 20' x 18' covered structure over it at rear of home.
40' x 2.5' permeable path spanning length of East wall of home.

Applicant Name: <small>(please print)</small>	Euan Currie & Lisa Mahlum	Phone: 805 300 8657
Address:	1209 9th Street	Email: euancurrie@gmail.com
City State Zip:	West Linn, OR 97068	
Owner Name (required): <small>(please print)</small>	Euan Currie & Lisa Mahlum	Phone: 805 300 8657
Address:	1209 9th Street	Email: euancurrie@gmail.com
City State Zip:	West Linn, OR 97068	
Consultant Name: <small>(please print)</small>	Robert Lussier, Northwest Outdoor Living	Phone: 503 740 7733
Address:	16796 SE Royer Rd.	Email: info@northwestoutdoorliving.com
City State Zip:	Damascus, OR 97089	

1. All application fees are non-refundable (excluding deposit). **Any overruns to deposit will result in additional billing.**
2. The owner/applicant or their representative should be present at all public hearings.
3. A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
4. **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 hard-copy set 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.

	June 17, 2016		June 17, 2016
Applicant's signature	Date	Owner's signature (required)	Date

Euan Currie
Lisa Mahlum
1209 9th Street
West Linn
OR 97068

Mr. Peter Spir
City of West Linn
Planning & Development
22500 Salamo Road #1000
West Linn
OR 97068

June 17, 2016

RE: WAP/WRG Application

Dear Mr. Spir,

We are submitting a Development Review Application for a proposed covered patio and path on the property at 1209 9th Street in West Linn.

Please find enclosed, the following in support of our application:

- Development Review Application Form
- Exhibit A – Site Plan @ 17" x 11" (x3)
- Exhibit B – Mitigation Plan @ 17" x 11" (x3)
- Exhibit C – Conceptual Drawing @ 17" x 11" (x3)
- Exhibit D – Pre-Application Plot Plan @ 17" x 11" (x3)
- CD of all above documents in PDF format (x1)
- Check for \$4550.00

You are welcome to contact us with any questions you may have concerning our project. Thank you for your time and consideration.

Sincerely,



Euan Currie and Lisa Mahlum
805-300-8657
euancurrie@gmail.com

Euan Currie & Lisa Mahlum
1209 9th Street
West Linn, OR 97068
805 300-8657

Map 31E02AB08203
Parcel 05003484
Tax Code 003-002
Est Area 1.19 ac (51836 sf)

Response to Approval Criteria

28.110 – Approval Criteria

A1.

The proposed development is with a Habitat and Impact Area Not Designated as HCAs (non-HCA's). See Exhibit A – Site Plan. The non-HCA is marked in the plan legend as “HCA Dev [development] Allowed”.

A2.

See **A1.**

A3.

Not applicable.

A4.

Not applicable?

B.

Not applicable.

C1.

Not applicable.

C2.

Patio is at grade and shall be kept more than 5' back from the top of the embankment.

C3.

Not applicable.

D.

Not applicable.

E.

Not applicable. Existing home and proposed structure are all in non-HCA area.

F.

Not applicable.

G.

Not applicable.

H.

Not applicable.

I.

Not applicable.

J.

Not applicable.

K.

Not applicable.

L.

Not applicable.

M.

Not applicable.

N.

We shall be using water permeable pavers for all hardscapes.

O.

Not applicable.

P.

Lighting configuration shall be designed to illuminate the covered patio area only.

Q.
Not applicable.

R.
Not applicable.

S.
Not applicable.

T1.
Existing topographical features will not be altered.

T2.
Not applicable.

T3.
Not applicable.

T4.
Not applicable.

T5.
Not applicable?

U1.
Not applicable.

U2.
Applicable vegetative improvements are limited to those mentioned in the mitigation plan (Exhibit B).

U3.
Not applicable.

32.060 – Approval Criteria (Standard Process)

A1.

Development does not require the intrusion of workers or machinery into the wetland.

No wetland habitat (waterways, native wetland vegetation) shall be disturbed by the development.

A2.

See Exhibit B – Mitigation Plan.

We propose to mitigate an area of 400 sqft. We derived this number from the following considerations.

Our proposed development shall create 540 sq ft of disturbed area. 350 sq ft of that area is a previously disturbed area (PDA), leaving 190 sqft of newly disturbed area.

Per CDC 32.090 Section C2, mitigation shall be performed at 0.5 sqft per 1 sqft of PDA. $350 \times 0.5 = 175$ sq ft.

Per CDC 32.090 Section C1, mitigation shall be performed at 1 sqft per 1 sqft of new disturbance. $190 \times 1 = 190$ sqft.

$175 + 190 = 365$ sqft.

We propose to round up to 400 sqft of mitigation. We have identified an area with substantial Himalayan Blackberry growth on the Southern side of our property, within which we have defined a 20' x 20' square where the mitigation shall be carried out.

We intend to replant this area with 4 trees and 20 shrubs in accordance with CDC 32.100 Section 3a.

B.

Not applicable.

C.

Not applicable.

D.

In accordance with Table 32-2, Section A, only around 1570 sqft of our property is beyond the required 65ft perimeter around the WRA/HCA. This 1570 sqft area is located on our driveway, adjacent to 9th Street. See Fig. A, below.



Fig. A

E.
Not applicable.

F.
Not applicable.

G.
Not applicable.

H.1.
Disturbed soils will retain current or have improved levels of porosity.

H.2.
Not applicable.

H.3.

Not applicable.

H.4.

Not applicable. We intend to capture rooftop runoff in rain barrels.

H.5.

Not applicable.

H.6.

Not applicable.

H.7.

We plan to incorporate rain barrels to capture rooftop runoff. We are very much in favor of the environment and financial benefits.

H.8.

Not applicable, see **H.4.**

H.9.

We are using permeable pavers on the proposed patio.

H.10.

Not applicable.

H.11.

Not applicable.

H.12.

Not applicable.

H.13.

Not applicable.

H.14.

Not applicable.

H.15.

Proposed development encompasses entire PDA. See Exhibit A – Site Plan.

H.16.

The proposed development has been designed to give us a modest outdoor living space that is appropriately sized for our home.

H.17.

Not applicable.

32.110 – Hardship Provisions

A.

Our house at 1209 9th Street was constructed in 2001.

B.1.

The house, driveway and yard occupy an area of approximately 4300 sq ft, well within the 5000 sq ft referenced. We have no wish to encroach into the WRA.

B.2.

30% of the total area of the WRA is approximately 15,500 sq ft. This is far beyond the scope of our proposal.

C.1.

There will be no encroachment into the Wetland.

C.2.

See Exhibit A – Site Plan.

C.3.

The development is at least 15 ft back from the delineated edge of the Wetland.

C.4.

Not applicable.

D.

See Exhibit A – Site Plan.

E.

See Exhibit A – Site Plan.

Euan Currie & Lisa Mahlum
1209 9th Street
West Linn, OR 97068
805 300-8657

Map 31E02AB08203
Parcel 05003484
Tax Code 003-002
Est Area 1.19 AC (51836 SQFT)

- Existing home 
- PDA (hardscape) 
- Proposed Structure 
- Easement Boundary 
- Wetland 
- Riparian Corridor 
- HCA 
- HCA Dev Allowed 
- Topo Contour 2' 
- Slope > 25% 

AREA CALCULATIONS

PDA = 350 sqft
14'x14' paver patio plus paver path
along Eastern wall of home.

Proposed = 540 sqft
22' x 20' patio and 40' x 2.5' path along
Eastern wall of home.

MDA Calculations
1: Drive, Home, Yard = 4300 sqft approx
2: 30% of WRA = 15,500 sqft approx

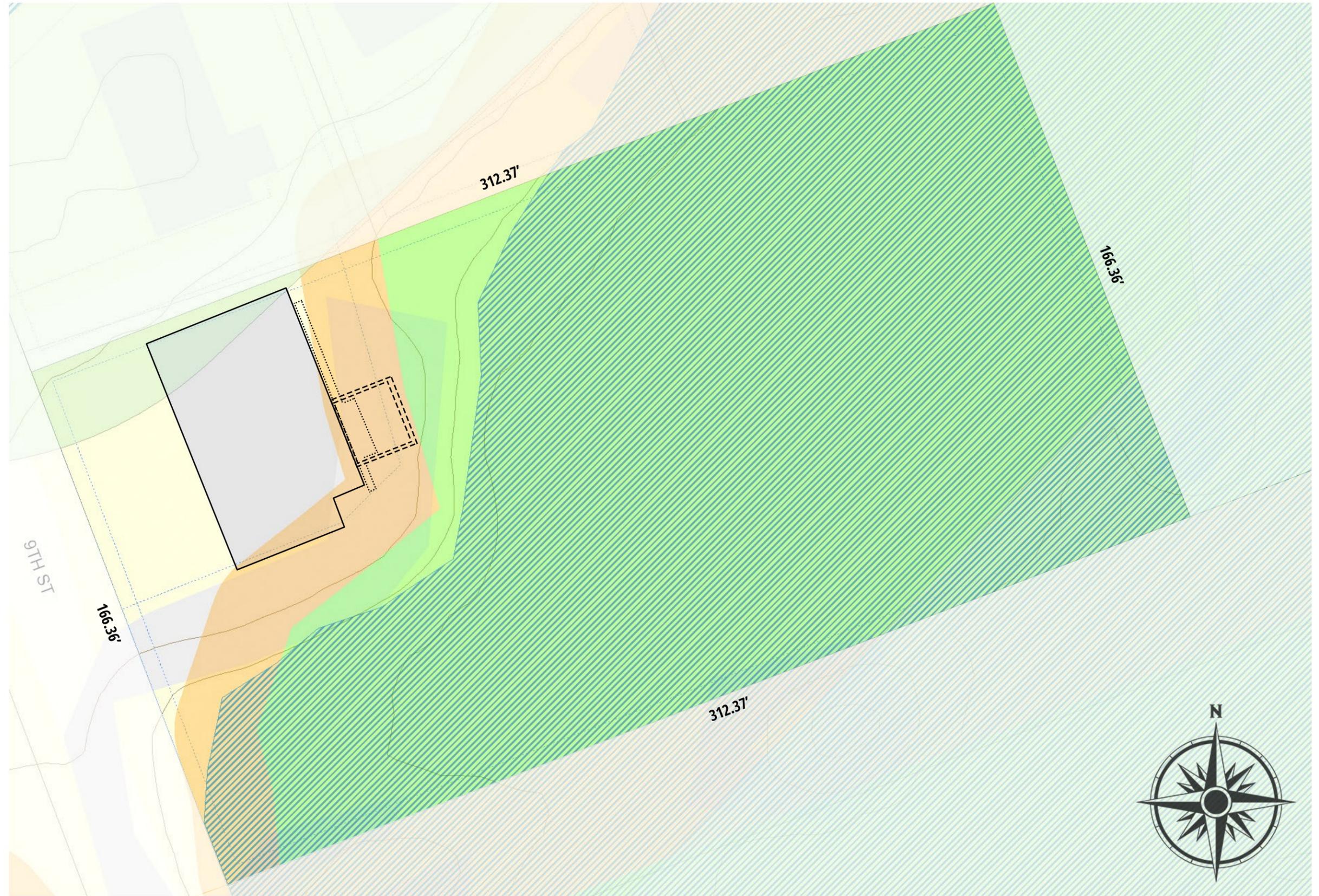
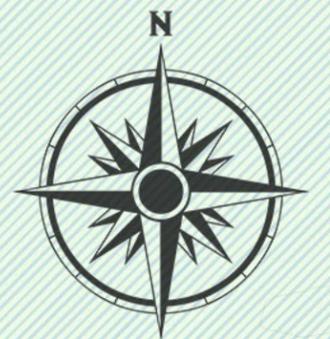


Exhibit A - Site Plan

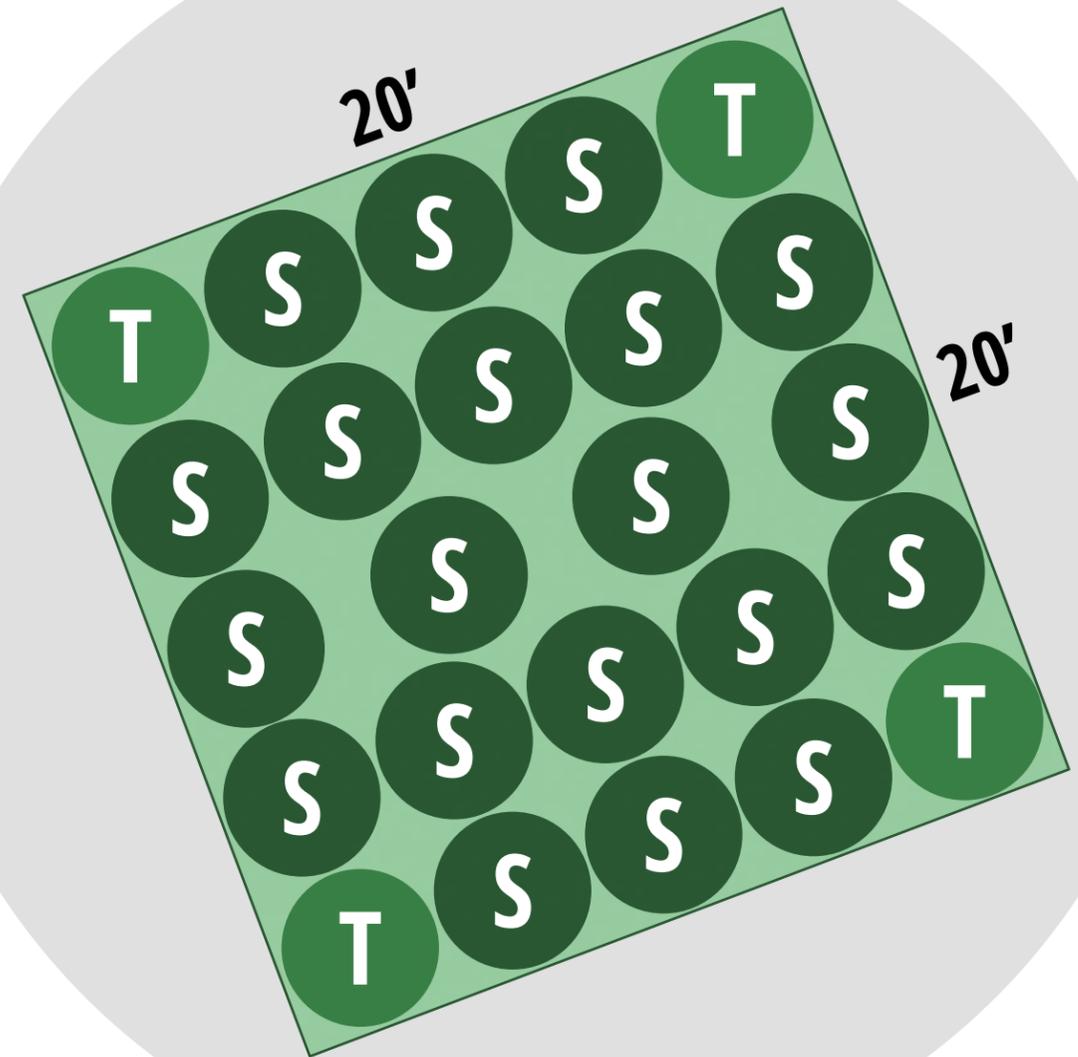
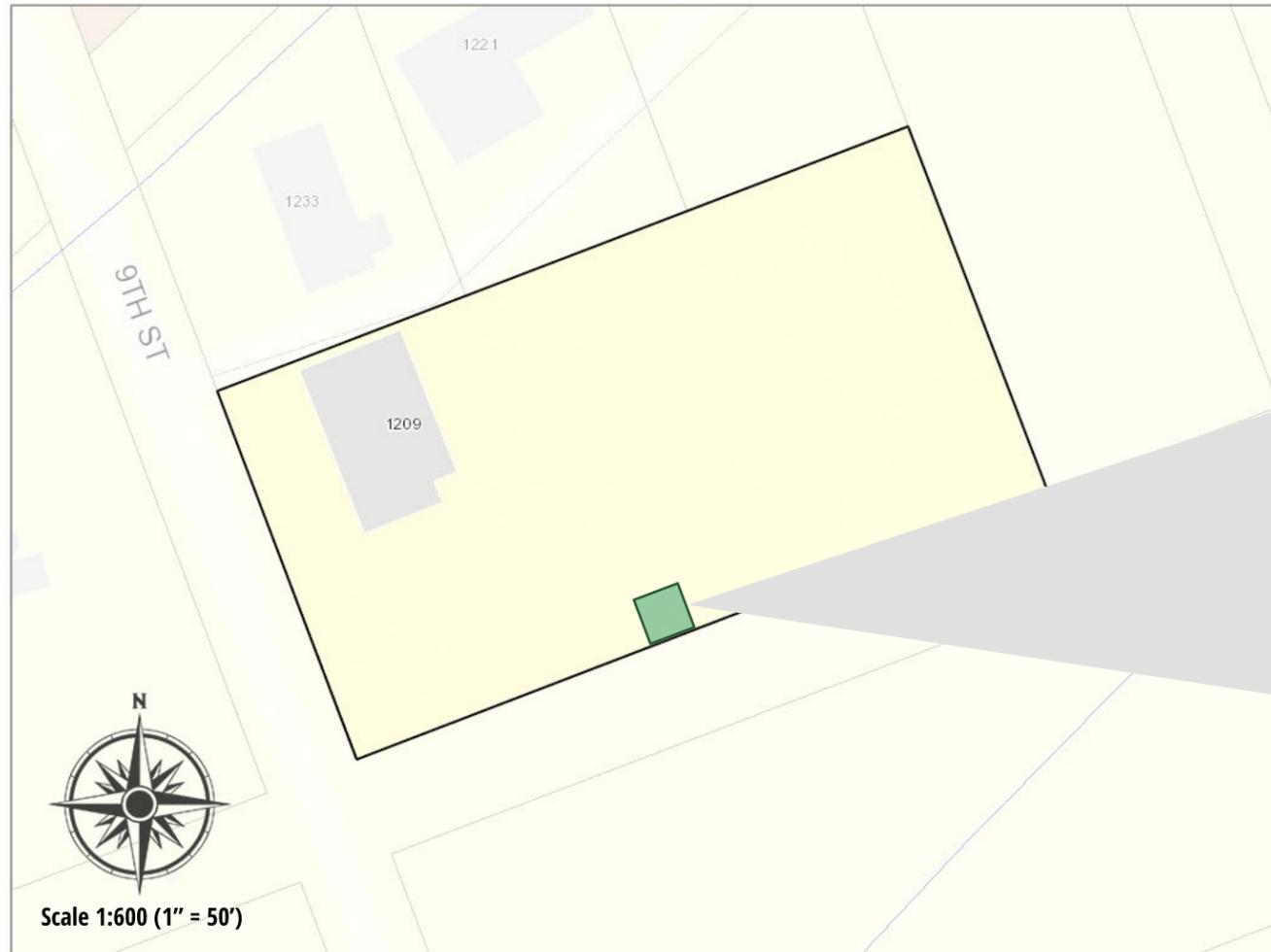


Scale 1:240 (1" = 20')

EXHIBIT B - MITIGATION PLAN

Euan Currie & Lisa Mahlum

1209 9th Street, West Linn, OR 97068



Mitigation Area Calculations

PDA - 350 sqft. Mitigated at 0.5 sqft per 1.0 sqft of PDA (CDC 32.090 C2) = 175 sqft.

Proposed development 540 sqft, of which 350 sqft is PDA. 540 - 350 = 190 sqft.

Non-PDA = 190 sqft. Mitigated at 1 sqft per 1 sqft of non-PDA (CDC 32.090 C1) = 190 sqft.

190 + 175 = 365 sqft. We propose to mitigate an area of 400 sqft (20' x 20').

Re-vegetation Calculations

TREES (T): $(400 \div 500) \times 5 = 4$

SHRUBS (S): $(400 \div 500) \times 25 = 20$

Total plants = 24. Area for each plant approx 4' x 4'.

Plant Selection

Native wetland plants will be sourced from Bosky Dell Natives in West Linn.

Species will depend on availability during the native planting season (fall).

TREES - Two tree species from but not limited to:

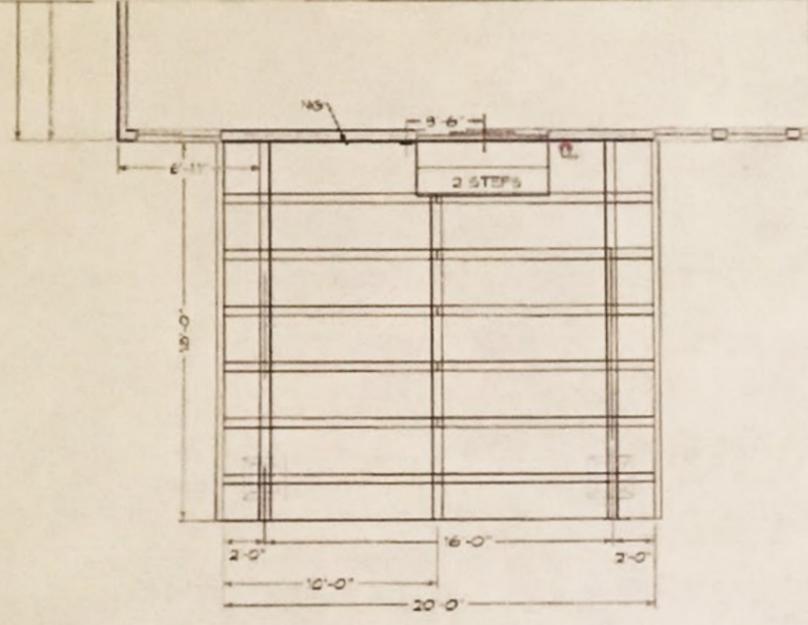
- Fraxinus latifolia - Oregon Ash
- Salix lasiandra - Pacific Willow
- Thuja plicata - Western Red Cedar
- Malus fusca - Oregon Crabapple

SHRUBS - Two shrub species from but not limited to:

- Lonicera involucrata - Twinberry Honeysuckle
- Rubus spectabilis - Salmonberry
- Typha latifolia - Cattail
- Juncus patens - Spreading Rush



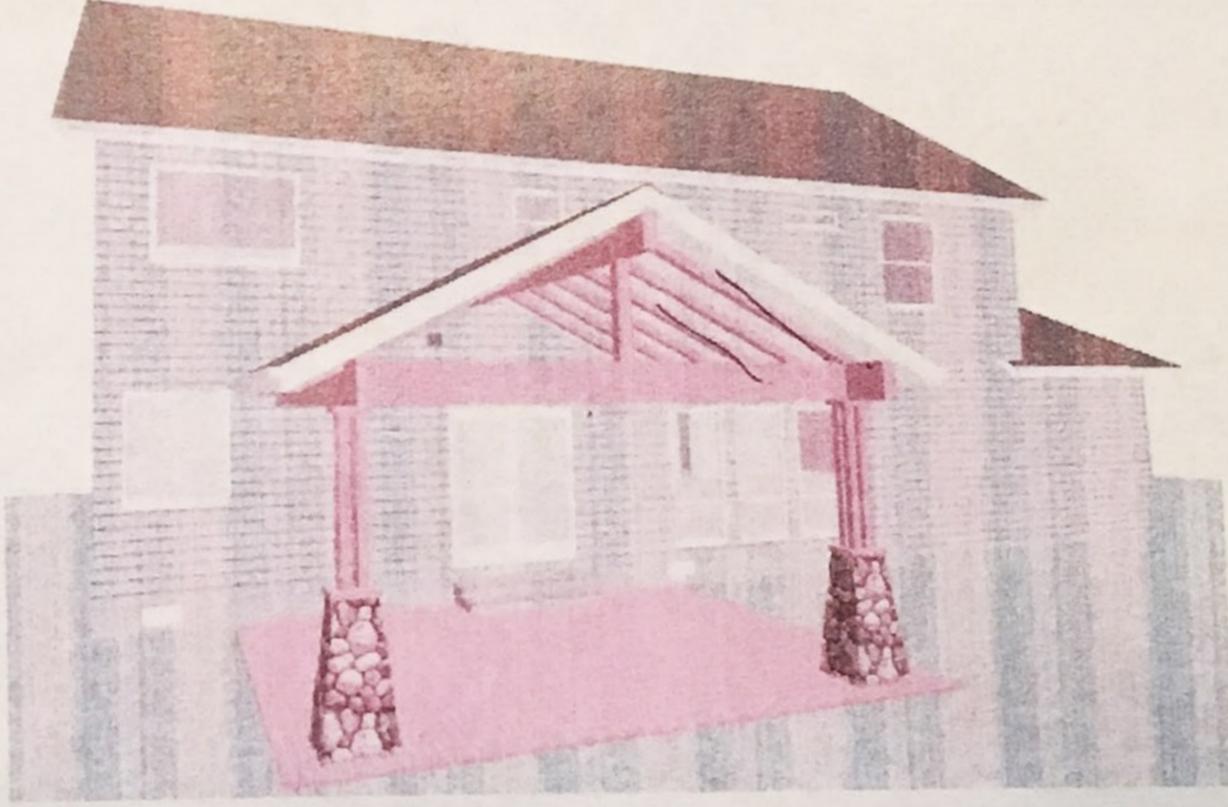
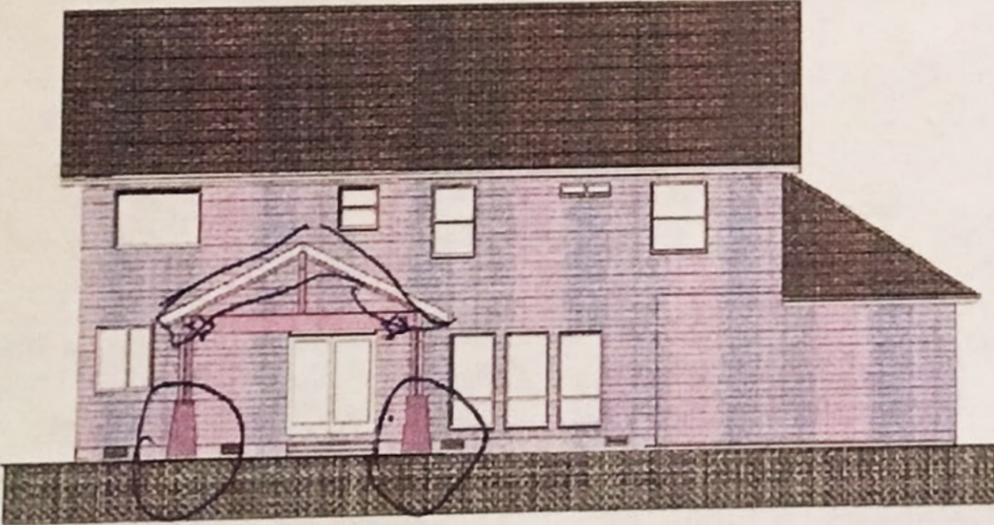
Proposed area of mitigation, currently overgrown with Himalayan Blackberry



PROPOSED COVERED PATIO PLAN
 Scale 1/4" = 1'-0"

EXHIBIT C - PROPOSED COVERED PATIO PLAN
EUAN CURRIE & LISA MAHLUM
 1209 9TH STREET, WEST LINN, OR 97068
 805 300 8657

by Designs West
 971-322-7411 / designswest@canby.com



COVERED PATIO FOR
EVAN & LISA MAHLUM
 1209 9TH ST.
 WEST LINN, OREGON 97068
 971-217-0014

By	4/5/16
Chk	NCM
App	RMY
Rev	
Sheet	1
Drawn	

EXHIBIT D - PRE-APP PLOT PLAN

Euan Currie & Lisa Mahlum

1209 9th Street, West Linn, Clackamas Co., OR 97068

Map # 31E02AB08203

Parcel # 05003484

Tax Code 003-002

Est Area 1.19 Acre



Scale 1" = 45'

- A** Access - driveway
- S** Sewer - not to be disturbed
- W** Water - under driveway, not to be disturbed
- T1** Large Willow Tree
- T2** Large Fir Tree
-  Easement
-  Wetland
-  Approx area of proposed replacement sod

