



CITY OF West Linn

Memorandum

Date: March 20, 2023
To: Mayor Bialostosky and City Council
From: Darren Wyss, Planning Manager
Subject: AP-23-01 Public Hearing Request

On March 13, 2023, City Council held a public hearing to hear an appeal (AP-23-01) of the approval of a Water Resource Area Permit (WAP-22-02) at 19679 Wildwood Drive. The applicant utilized the Community Development Code Chapter 32.070 Alternative Review Process to reduce the required Water Resource Area (WRS) buffer on their property.

At the public hearing, staff was asked by Councilor Baumgardner *“has an application like this been applied for or approved previously in the City?”* Planning Manager Darren Wyss stated *“yes, I have been with the City a little over seven and one-half years and I’ve probably ran into a half-dozen or so of them”*. Both the Appellant and City Council requested staff to provide a list of previous alternative review applications.

Staff has completed the research and found six applications that utilized the alternative review process and were approved in the last seven years (see below). Three of the applications were approved by the Planning Commission and three were approved by the Planning Manager. Of note is WAP-19-02, in which the Planning Commission approved the reclassification of a stream to ephemeral and reduced the required buffer to 15 feet as part of a subdivision approval in 2019.

Alternate Review Process Approvals

1. WAP-22-01 (MIP-22-01/WRG-22-01/MISC-22-06) – 1220 9th Street
Planning Manager approval to reduce wetland buffer
2. WAP-20-03 (DR-20-07/VAR-20-02) – 5639/5665 Hood Street
Planning Commission approval to reduce significant stream corridor buffer
3. WAP-19-02 (SUB-19-01/WRG-19-01) – 23190 Bland Circle
Planning Commission approval to reclassify stream to ephemeral and reduce buffer to 15 feet



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4. WAP-18-05 (SUB-18-04) – 22870 Weatherhill Road
Planning Commission approval to apply buffer to ephemeral stream based on natural resource report analysis and not the mapped location of ephemeral stream on WRA Map

5. WAP-18-02 – 2180 8th Court
Planning Manager approval to reduce significant stream corridor buffer

6. WAP-16-02 – 1822 Carriage Way
Planning Manager approval to reduce significant stream corridor buffer

Please feel free to contact me at dwyss@westlinnoregon.gov or 503-742-6064 with any questions regarding the information.