

DEVELOPMENT REVIEW APPLICATION

For Office Use Only

| | | |
|---------------------------------------|------------------------------------|-----------------------|
| STAFF CONTACT <i>TOM SOPPE</i> | PROJECT NO(S). <i>WPA-13-06</i> | |
| NON-REFUNDABLE FEE(S) <i>2850-</i> | REFUNDABLE DEPOSIT(S) <i>0</i> | TOTAL <i>2850-</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 checked="" type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <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 type="checkbox"/> Pre-Application Conference (PA) */** | <input 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:

2343 Taylor Drive

Assessor's Map No.:

Tax Lot(s): 21E35BD04600

 Total Land Area: *9951 SF*
Brief Description of Proposal: Request to build new single family home within water resource area.

Applicant Name: Shannon McDonald
(please print)

Phone: 503 412-9996

Address: 12725 SW 66th Avenue, Suite 101

Email:

City State Zip: Tigard, OR 97223

shannonm@pahlischhomes.com

Owner Name (required): Pahlisch Homes, Inc.
(please print)

Phone: 541 385-6762

Address: 63088 NE 18th Street, Suite 100

Email:

City State Zip: Bend, OR 97701

phillipp@pahlischhomes.com

Consultant Name:
(please print)

Phone:

Address:

Email:

City State Zip:

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.



Applicant's signature

8.14.13

Date



Owner's signature (required)

8.14.13

Date

APPLICANT Pahlisch Homes, Inc.
Attn: Shannon McDonald
12725 SW 66th Avenue, Suite 101
Tigard, OR 97223

PROPERTY OWNER: Pahlisch Homes, Inc.
63088 NE 18th Street, Suite 100
Bend, OR 97701

LOCATION: 2343 Taylor Drive, West Linn, OR 97068

REQUEST: Request for permit to build within water resource area. This property has a creek northwest of the site with an open channel connecting a city storm water pipe to the creek. There is a water resource setback of 200 feet with a 15 foot structural setback from the open channel into the rear of the lot.

Full compliance with the Chapter 32 of the West Linn Community Development Code (CDC) would make this lot unbuildable. The applicant proposes to reduce the water resource setback to 160 feet under the hardship provisions of the CDC.

APPLICABLE CRITERIA:

City of West Linn Community Development Code

- A. 32.050 Approval Criteria
- B. 32.070 Mitigation Plan
- C. 32.080 Revegetation Plan Requirements
- D. 32.090(B-D) Reduction in Standards for Hardship

CONFORMANCE WITH CITY OF WEST LINN COMMUNITY DEVELOPMENT CODE

32.050 Approval Criteria

A. Proposed development submittals shall identify all water resource areas on the project site. The most currently adopted Surface Water Management Plan shall be used as the basis for determining existence of drainageways. The exact location of drainageways identified in the Surface Water Management Plan, and drainageway classification (e.g., open channel vs. enclosed storm drains), may have to be verified in the field by the City Engineer. The Local Wetlands Inventory shall be used as the basis for determining existence of wetlands. The exact location of wetlands identified in the Local Wetlands Inventory on the subject property shall be verified in a wetlands delineation analysis prepared for the applicant by a certified wetlands specialist. The

Riparian Corridor Inventory shall be used as the basis for determining existence of riparian corridors.

PROPOSED FINDING: There is a creek behind the property and an open channel that connects the city stormwater pipe to the creek. The water resource areas are identified on the siteplan. According to the Local Wetlands Inventory there are no wetlands on this property. The property is not within a significant riparian corridor, as shown on the siteplan.

B. Proposed developments shall be so designed as to maintain the existing natural drainageways and utilize them as the primary method of stormwater conveyance through the project site unless the most recently adopted West Linn Surface Water Management Plan calls for alternate configurations (culverts, piping, etc.). Proposed development shall, particularly in the case of subdivisions, facilitate reasonable access to the drainageway for maintenance purposes.

PROPOSED FINDING: The proposed development will not alter the existing natural drainageways.

C. Development shall be conducted in a manner that will minimize adverse impact on water resource areas. Alternatives which avoid all adverse environmental impacts associated with the proposed action shall be considered first. For unavoidable adverse environmental impacts, alternatives that reduce or minimize these impacts shall be selected. If any portion of the water quality resource area is proposed to be permanently disturbed, the applicant shall prepare a mitigation plan as specified in CDC 32.070 designed to restore disturbed areas, either existing prior to development or disturbed as a result of the development project, to a healthy natural state.

PROPOSED FINDING: To minimize adverse environmental impacts, this development proposes a floor plan with a reduced depth that is oriented on Taylor Drive. The plan extends widthwise to the side setbacks and is shallow to lessen encroachment into the water resource area. Since completely avoiding the water resource area is impractical, a mitigation plan is outlined in this narrative. This site is currently an undeveloped lot that is classified as “unhealthy or disturbed” due to the lack of native plant species. The invasive and non-native plants that are currently growing in the water resource area will be removed and revegetated with native plants, as shown on the revegetation plan. The proposed design will leave this site in a healthier condition than it is currently.

D. Water resource areas shall be protected from development or encroachment by dedicating the land title deed to the City for public open space purposes if either: (1) a finding can be made that the dedication is roughly proportional to the impact of the development; or (2) the applicant chooses to dedicate these areas. Otherwise, these areas shall be preserved through a protective

easement. Protective or conservation easements are not preferred because water resource areas protected by easements have been shown to be harder to manage and, thus, more susceptible to disturbance and damage. Required 15-foot-wide structural setback areas do not require preservation by easement or dedication.

PROPOSED FINDING: This development will ensure that the water resource area is protected from development or encroachment through a conservation easement. The easement is shown on the siteplan.

E. The protected water resource area shall include the drainage channel, creek, wetlands, and the required setback and transition area. The setback and transition area shall be determined using the following table: [see table 32-1]

PROPOSED FINDING: According to Table 32-1, the required setback for a riparian corridor is 100 feet or the setback required under major and minor drainageway provisions, whichever is greater, plus structural setback. Given this property's slope is over 25%, the required setback is 200 feet + 15 feet structural setback.

F. Roads, driveways, utilities, or passive use recreation facilities may be built in and across water resource areas when no other practical alternative exists. Construction shall minimize impacts. Construction to the minimum dimensional standards for roads is required. Full mitigation and revegetation is required, with the applicant to submit a mitigation plan pursuant to CDC 32.070 and a revegetation plan pursuant to CDC 32.080. The maximum disturbance width for utility corridors is as follows:

- 1. For utility facility connections to utility facilities, no greater than 10 feet wide.**
- 2. For upgrade of existing utility facilities, no greater than 15 feet wide.**
- 3. For new underground utility facilities, no greater than 25 feet wide, and disturbance of no more than 200 linear feet of water quality resource area, or 20 percent of the total linear feet of water quality resource area, whichever is greater.**

PROPOSED FINDING: This development does not propose any roads, driveways, utilities, or passive use recreation facilities to be built in the water resource area.

G. Prior to construction, the water resource area shall be protected with an anchored chain link fence (or approved equivalent) at its perimeter and shall remain undisturbed except as specifically allowed by an approved water resource area permit. Such fencing shall be maintained until construction is complete. The water resource area shall be identified with City-approved permanent markers at all boundary direction changes and at 30- to 50-foot intervals that clearly delineate the extent of the protected area.

PROPOSED FINDING: This development will abide by this standard.

H. Paved trails, walkways, or bike paths shall be located at least 15 feet from the edge of a protected water feature except for approved crossings. All trails, walkways, and bike paths shall be constructed so as to minimize disturbance to existing native vegetation. All trails, walkways, and bike paths shall be constructed with a permeable material and utilize low impact development (LID) construction practices.

PROPOSED FINDING: This development does not propose any paved trails, walkways, or bike paths.

I. Sound engineering principles regarding downstream impacts, soil stabilization, erosion control, and adequacy of improvements to accommodate the intended drainage through the drainage basin shall be used. Storm drainage shall not be diverted from its natural watercourse. Inter-basin transfers of storm drainage shall not be permitted.

PROPOSED FINDING: This development will abide by this standard, as shown on the erosion control plan.

J. Appropriate erosion control measures based on Chapter 31 CDC requirements shall be established throughout all phases of construction.

PROPOSED FINDING: All disturbed soil that remains exposed for more than the maximum allowed by CDC 31.070B-C during construction shall be treated with an erosion control cover (i.e., plastic, seeding or mulching), following grading or construction, until soils are revegetated or otherwise stabilized. During construction, runoff from the development site shall be controlled, and runoff and sediment resulting therefrom shall be retained on site. A stabilized pad of gravel shall be laid and maintained at all entrances and exits to any development site from which vehicular traffic may track soil or debris onto the public right-of-way. Topsoil removed for development shall be stockpiled and reused to the degree necessary to restore disturbed areas to their original or enhanced condition, or to assure a minimum of six inches of stable topsoil for revegetation. Additional soil shall be provided if necessary, to support revegetation. Soil shall be stockpiled outside of tree dripline, so as not to affect existing tree health. The owner shall be responsible for the prompt cleanup of all sediments that are carried onto any public or private streets, or onto adjacent property. See erosion control plan.

K. Vegetative improvements to areas within the water resource area may be required if the site is found to be in an unhealthy or disturbed state, or if portions of the site within the water resource area are disturbed during the development process. "Unhealthy or disturbed" includes those sites that have a combination of native trees, shrubs, and groundcover on less than 80 percent of the water resource area and less than 50 percent tree canopy coverage in

the water resource area. Vegetative improvements will be documented by submitting a revegetation plan meeting CDC 32.080 criteria that will result in the water resource area having a combination of native trees, shrubs, and groundcover on more than 80 percent of its area, and more than 50 percent tree canopy coverage in its area. Where any existing vegetation is proposed to be permanently removed, or the original land contours disturbed, a mitigation plan meeting CDC 32.070 criteria shall also be submitted. Interim erosion control measures such as mulching shall be used to avoid erosion on bare areas. Upon approval of the mitigation plan, the applicant is responsible for implementing the plan during the next available planting season.

PROPOSED FINDING: This development will abide by this standard. See the revegetation plan and mitigation plan in this narrative.

L. Structural setback area. Where a structural setback area is specifically required, development projects shall keep all foundation walls and footings at least 15 feet from the edge of the water resource area transition and setback area if this area is located in the front or rear yard of the lot, and seven and one-half feet from the edge of the water resource area transition and setback area if this area is located in the side yard of the lot. Structural elements may not be built on or cantilever over the setback area. Roof overhangs of up to three feet are permitted in the setback. Decks are permitted within the structural setback area.

PROPOSED FINDING: This development meets the standard of a 15 foot structural setback at the rear yard of the lot, as shown on the siteplan.

M. Stormwater treatment facilities may only encroach a maximum of 25 feet into the outside boundary of the water resource area; and the area of encroachment must be replaced by adding an equal area to the water quality resource area on the subject property. Facilities that infiltrate stormwater on site, including the associated piping, may be placed at any point within the water resource area outside of the actual drainage course so long as the forest canopy and the areas within 10 feet of the driplines of significant trees are not disturbed. Only native vegetation may be planted in these facilities.

PROPOSED FINDING: The rain garden will be located near the eastern setback away from the drainage course that runs west.

N. As part of any proposed land division or Class II design review application, any covered or piped drainageways identified on the Surface Water Quality Management Plan Map shall be opened, unless the City Engineer determines that such opening would negatively impact the affected storm drainage system and the water quality within that affected storm drainage system in a manner that could not be reasonably mitigated by the project's site design. The design

of the reopened channel and associated transition area shall be considered on an individualized basis, based upon the following factors:

1. The ability of the reopened storm channel to safely carry storm drainage through the area.
2. Continuity with natural contours on adjacent properties.
3. Continuity of vegetation and habitat values on adjacent properties.
4. Erosion control.
5. Creation of filters to enhance water quality.
6. Provision of water temperature conducive to fish habitat.
7. Consideration of habitat and water quality goals of the most recently adopted West Linn Surface Water Management Plan.
8. Consistency with required site mitigation plans, if such plans are needed.

The maximum required setback under any circumstance shall be the setback required as if the drainageway were already open.

PROPOSED FINDING: There are no covered or piped drainageways on this property identified on the Surface Water Quality Management Plan Map.

O. The decision-making authority may approve a reduction in applicable front yard setbacks abutting a public street to a minimum of 15 feet and a reduction in applicable side yard setbacks abutting a public street to seven and one-half feet if the applicant demonstrates that the reduction is necessary to create a building envelope on an existing or proposed lot of at least 5,000 square feet.

PROPOSED FINDING: The applicant does not request a reduction in the front yard setback.

P. Storm drainage channels not identified on the Surface Water Management Plan Map, but identified through the development review process, shall be subject to the same setbacks as equivalent mapped storm drainage channels. (Ord. 1545, 2007)

PROPOSED FINDING: The water resource area setback is taken from the open storm drainage channel as shown on the siteplan.

CONFORMANCE WITH CITY OF WEST LINN COMMUNITY DEVELOPMENT CODE

32.070 Mitigation Plan

A. All mitigation plans must contain an alternatives analysis demonstrating that:

- 1. No practicable alternatives to the requested development exist that will not disturb the water resource area; and**
- 2. Development in the water resource area has been limited to the area necessary to allow for the proposed use; and**
- 3. An explanation of the rationale behind choosing the alternative selected, including how adverse impacts to the water resource area will be avoided and/or minimized.**

PROPOSED FINDING: There are no practicable alternatives to avoid building within the water resource area. With 7.5 foot side setbacks, a 20 foot front setback, and 200 foot water resource area setback with a 15 foot structural rear setback, the buildable square footage of this 9,951 SF lot is reduced to 838 SF. The two next door neighbors' homes are approximately 3400 SF and 4300 SF. There is no alternative to building within the water resource area that allows the development of a home that is comparable in size to its neighbors.

To limit the development into the water resource area, the applicant proposes a floor plan with a reduced depth that is oriented on Taylor Drive. The plan extends widthwise to the side setbacks and is shallow to lessen encroachment into the water resource area. A porch that is flush with back wall is proposed as the only backyard development to leave as much of the water resource area undisturbed as possible.

Before construction, the water resource area will be protected with a chain link fence at its perimeter and shall remain undisturbed until the area is revegetated per the revegetation plan.

B. A mitigation plan shall contain the following information:

- 1. A description of adverse impacts that will be caused as a result of development.**
- 2. An explanation of how adverse impacts to resource areas will be avoided, minimized, and/or mitigated in accordance with, but not limited to, the revegetation provisions of CDC 32.050(K).**

- 3. A list of all responsible parties including, but not limited to, the owner, applicant, contractor, or other persons responsible for work on the development site.**
- 4. A map showing where the specific mitigation activities will occur.**
- 5. An implementation schedule, including timeline for construction, mitigation, mitigation maintenance, monitoring, reporting, and a contingency plan. All in-stream work in fish-bearing streams shall be done in accordance with the Oregon Department of Fish and Wildlife water work periods.**
- 6. Assurances shall be established to rectify any mitigation actions that are not successful. This may include bonding or other surety.**
- 7. Evidence that a Joint Permit Application (to the U.S. Army Corps and/or DSL) if impacts to wetlands are greater than 0.10 acres has been submitted and accepted for review.**

PROPOSED FINDING: The adverse impact this development will have on the site is the reduction in the pervious surface area. To minimize this, the development will include a rain garden to hold, filter, and slowly release runoff water from the roof.

Responsible parties:

| | |
|------------|----------------------|
| Owner | Pahlisch Homes, Inc. |
| Applicant | Shannon McDonald |
| Contractor | Pahlisch Homes, Inc. |

The location of the mitigation is shown on the mitigation map.

Off-site mitigation will begin in 2014.

Assurances through bonding or other surety will be established to rectify any mitigation actions that are not successful.

A Joint permit Application will not be required because there are no wetlands on this property.

C. Mitigation of any water resource areas that are not wetlands that are permanently disturbed shall be accomplished by creation of a mitigation area equal in size to the area being disturbed. Mitigation areas may be land that is either:

1. On site, not within the water resource area, and is characterized by existing vegetation that does not meet the standard set forth in CDC 32.050(K); or

2. Off site, and is characterized by existing vegetation that does not meet the standard set forth in CDC 32.050(K).

The applicant shall prepare and implement a revegetation plan for the mitigation area pursuant to CDC 32.080, and which shall result in the area meeting the standards set forth in CDC 32.050(K). Adequacy of off-site mitigation areas on City property must be consistent with and meet approval of the City Department of Parks and Recreation. Any off-site mitigation occurring on privately owned land shall be protected with a conservation easement.

PROPOSED FINDING: There is not enough land to mitigate on this property so mitigation will occur off site. The location of mitigation was approved by the City Department of Parks and Recreation, and is shown on the attached mitigation map.

D. The mitigation plan for any wetland area to be disturbed shall be (1) prepared and implemented with the guidance of professionals with experience and credentials in wetland areas and values, and (2) be consistent with requirements set forth by regulatory agencies (U.S. Army Corps and/or DSL) in a joint permit application, if such an application is necessary for the disturbance. Where the alternatives analysis demonstrates that there are no practicable alternatives for mitigation on site, off-site mitigation shall be located as follows:

1. As close to the development site as is practicable above the confluence of the next downstream tributary, or, if this is not practicable,

2. Within the watershed where the development will take place, or as otherwise specified by the City in an approved wetland mitigation bank.

PROPOSED FINDING: The location of mitigation was approved by the City Department of Parks and Recreation, and is shown on the attached mitigation map.

E. To ensure that the mitigation area will be protected in perpetuity, proof that the area has been dedicated to the City or that a conservation easement has been placed on the property where the mitigation is to occur is required. (Ord. 1545, 2007)

PROPOSED FINDING: The mitigation area is on City property.

CONFORMANCE WITH CITY OF WEST LINN COMMUNITY DEVELOPMENT CODE

32.080 REVEGETATION PLAN REQUIREMENTS

Metro’s Native Plant List is incorporated by reference as a part of this chapter, and all plants used in revegetation plans shall be plants found on the Metro Native Plant List. Performance standards for planting upland, riparian and wetland plants include the following:

A. Native trees and shrubs will require temporary irrigation from June 15th to October 15th for the three years following planting.

PROPOSED FINDING: This development will abide by this standard by notifying the future owner of this requirement.

B. Invasive non-native or noxious vegetation shall be removed within the area to be revegetated prior to planting.

PROPOSED FINDING: This development will abide by this standard as shown on the revegetation plan.

C. Replacement trees must be at least one-half inch in caliper, measured at six inches above the ground level for field grown trees or above the soil line for container grown trees (the one-half inch minimum size may be an average caliper measure, recognizing that trees are not uniformly round) unless they are oak or madrone, which may be one-gallon size. Shrubs must be in at least a one-gallon container or the equivalent in ball and burlap and must be at least 12 inches in height.

PROPOSED FINDING: This development will abide by this standard. See revegetation plan.

D. Trees shall be planted between eight and 12 feet on center and shrubs shall be planted between four and five feet on center, or clustered in single species groups of no more than four plants, with each cluster planted between eight and 10 feet on center. When planting near existing trees, the dripline of the existing tree shall be the starting point for plant spacing requirements.

PROPOSED FINDING: This development will abide by this standard. See the revegetation plan.

E. Shrubs must consist of at least two different species. If 10 trees or more are planted, then no more than 50 percent of the trees may be of the same species.

PROPOSED FINDING: This development will abide by this standard. See the revegetation plan.

F. The responsible party shall provide an appropriate level of assurance documenting that 80 percent survival of the plants has been achieved after three years, and shall provide annual reports to the Planning Director on the status of the revegetation plan during the three-year period. (Ord. 1545, 2007)

PROPOSED FINDING: This development will abide by this standard by notifying the future owner of this requirement.

CONFORMANCE WITH CITY OF WEST LINN COMMUNITY DEVELOPMENT CODE

32.090 REDUCTION IN STANDARDS FOR HARDSHIP

The purpose of this section is to ensure that compliance with this chapter does not cause unreasonable hardship. To avoid such instances, the requirements of this chapter may be reduced. Reductions are also allowed when strict application of this chapter would deprive an owner of all economically viable use of land. The decision-making authority may impose such conditions as are deemed necessary to limit any adverse impacts that may result from granting relief.

B. Lots located partially inside the water resource area. A reduction to avoid the loss of all economically viable use of a vacant lot recorded with the County Assessor's Office on or before the effective date of the ordinance codified in this chapter that is partially inside the water resource area is permitted. Development on such lots shall not disturb more than 5,000 square feet of the water resource area, including access roads and driveways, subject to the erosion and sediment control standards of Chapter 31 CDC. Applicants must demonstrate the following:

- 1. Without the proposed reduction, the applicant would be denied economically viable use of the subject property. To meet this criterion, the applicant must show that no other application could result in permission for an economically viable use of the subject property. Evidence to meet this criterion shall include a list of uses allowed on the subject property.**
- 2. The proposed intrusion is the minimum necessary to allow economically viable use of the subject property.**
- 3. The proposed reduction will comply with Chapter 31 CDC, Erosion Control.**

PROPOSED FINDING: The applicant is asking to reduce the water resource area setback from 200 feet to 160 feet in order to build an economically viable home on this site. With 7.5 foot side setbacks, a 20 foot front setback, and 200 foot water resource area setback with a 15 foot structural rear setback, the buildable square footage of this 9,951 SF lot is reduced to 838 SF.

Given that this property is in the R-7 zone the following are permitted uses: single-family detached; single-family attached; community recreation; family day care; residential home; utilities, minor; and transportation facilities. According to this neighborhood's Covenants, Conditions, and Restrictions section 2.1, the only allowed use is single family residential. It also states in section 2.4 that the minimum ground floor square footage is 1,100 SF. To meet the prerequisites of the CC&R's, the development must be a single family home and the water resource area setback must be reduced to meet the minimum square footage requirement.

To limit the development into the water resource area, the applicant proposes a floor plan with a reduced depth that is oriented on Taylor Drive. The plan extends widthwise to the side setbacks and is shallow to lessen encroachment into the water resource area. A porch that is flush with the back wall is proposed as the only backyard development to leave as much of the water resource area undisturbed as possible. This development will disturb 2978 SF of the water resource area, less than the maximum 5000 SF. The areas that are disturbed will be protected from erosion by complying with CDC standard 32.050J.

Overlaying the 200 foot setback onto an aerial photo shows that both next door neighbors at 2337 & 2357 Taylor Drive encroach into the water resource area setback. Even with the reduced water resource area setback, the applicant is asking to build a home whose footprint is significantly less than its next door neighbors. These homes' footprints are about 3400 & 4300 SF and the proposed design has a 2479 SF footprint. A home of 838 SF would be out of scale and unmarketable next to the large homes that populate the neighborhood.



C. If a reduction in standards is granted pursuant to criteria of subsection B of this section, the reduction shall be subject to the following conditions:

- 1. The minimum width of the water resource area's transition and setback area shall be 15 feet on each side of a wetland or drainage course.**
- 2. As mitigation for the permanent disturbance of any portion of the normally required water resource area, an equal area on the property which would not normally be within the water resource area shall be revegetated**

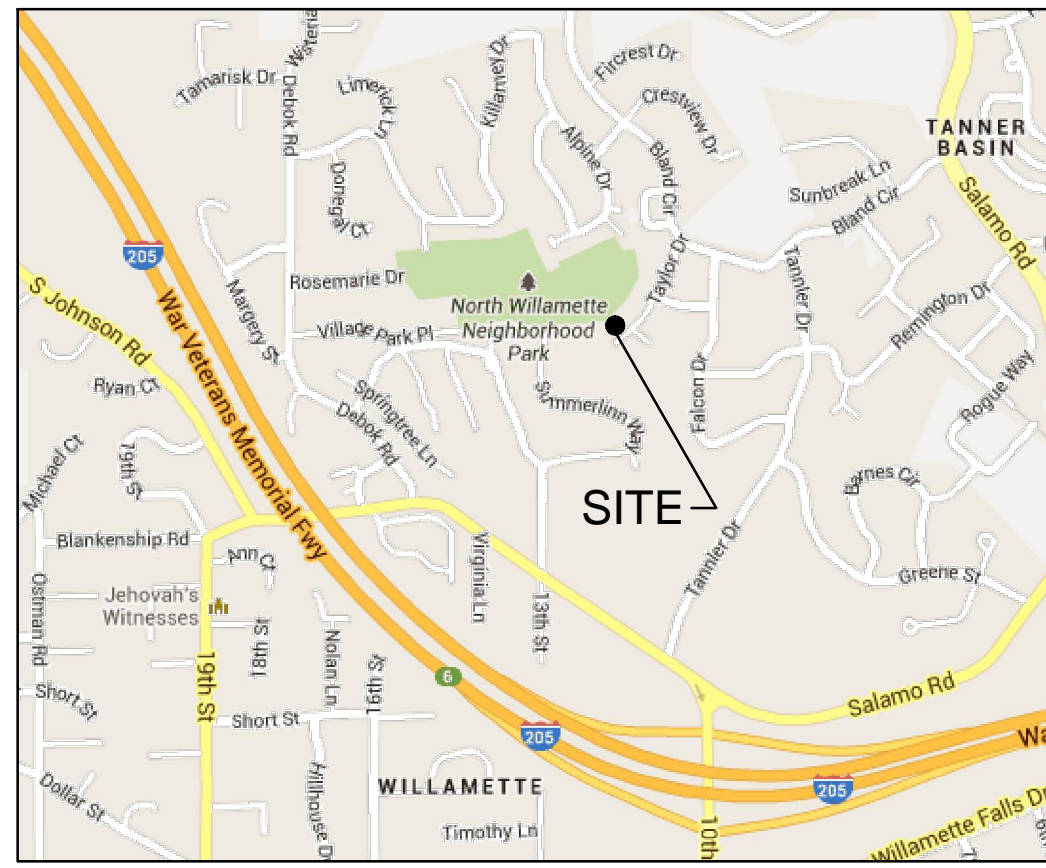
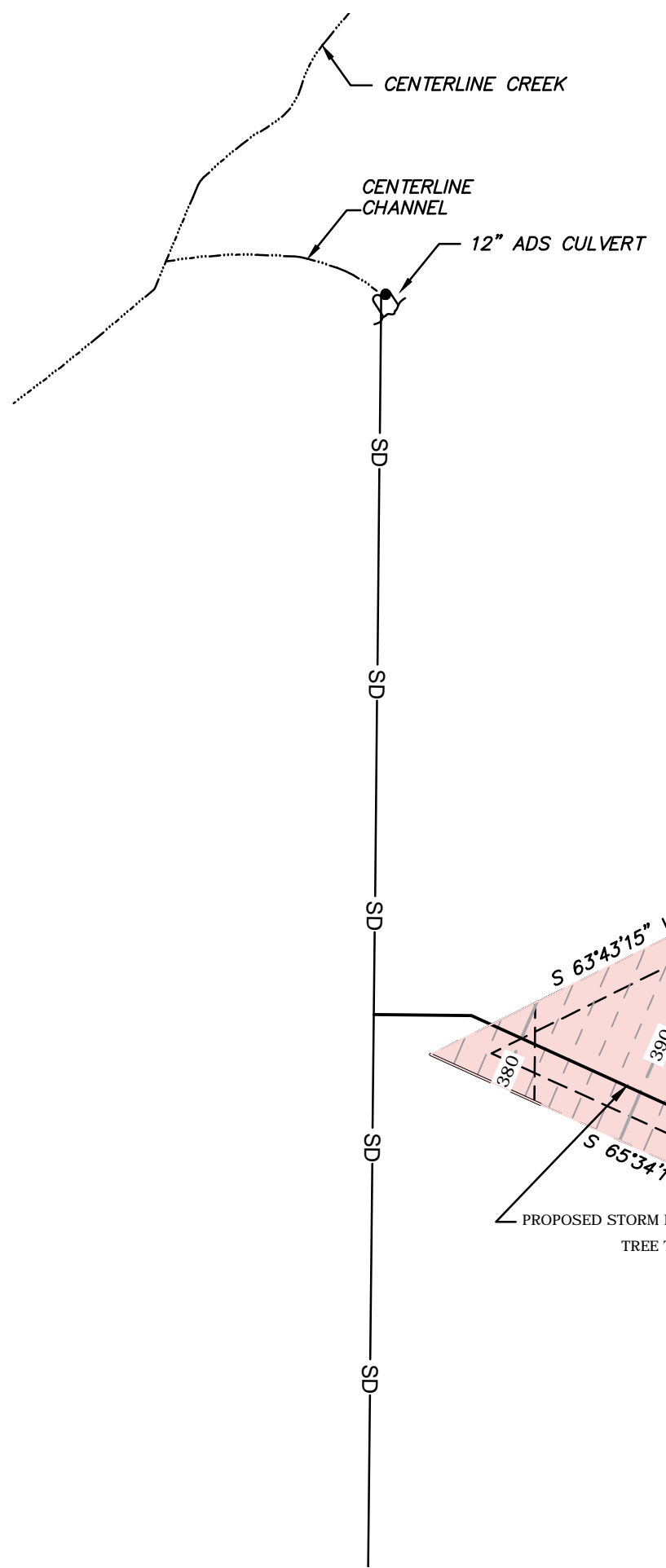
to meet the standards of CDC 32.050(K). If there does not exist enough site area to meet this requirement, the applicant shall revegetate the entire area of the property that would not normally be within the water resource area, adjacent to the actual water resource area, and is not proposed for permanent disturbance to meet the standards of CDC 32.050(K).

PROPOSED FINDING: The applicant is asking to reduce the water resource area setback to 160 feet and maintain the 15 foot structural setback, meeting this standard. As mitigation for the permanent disturbance of the area of the property that would normally be within the water resource area setback, the applicant proposes to revegetate an equal area on the property which would not normally be within the water resource area to meet the standards of CDC 32.050(K).

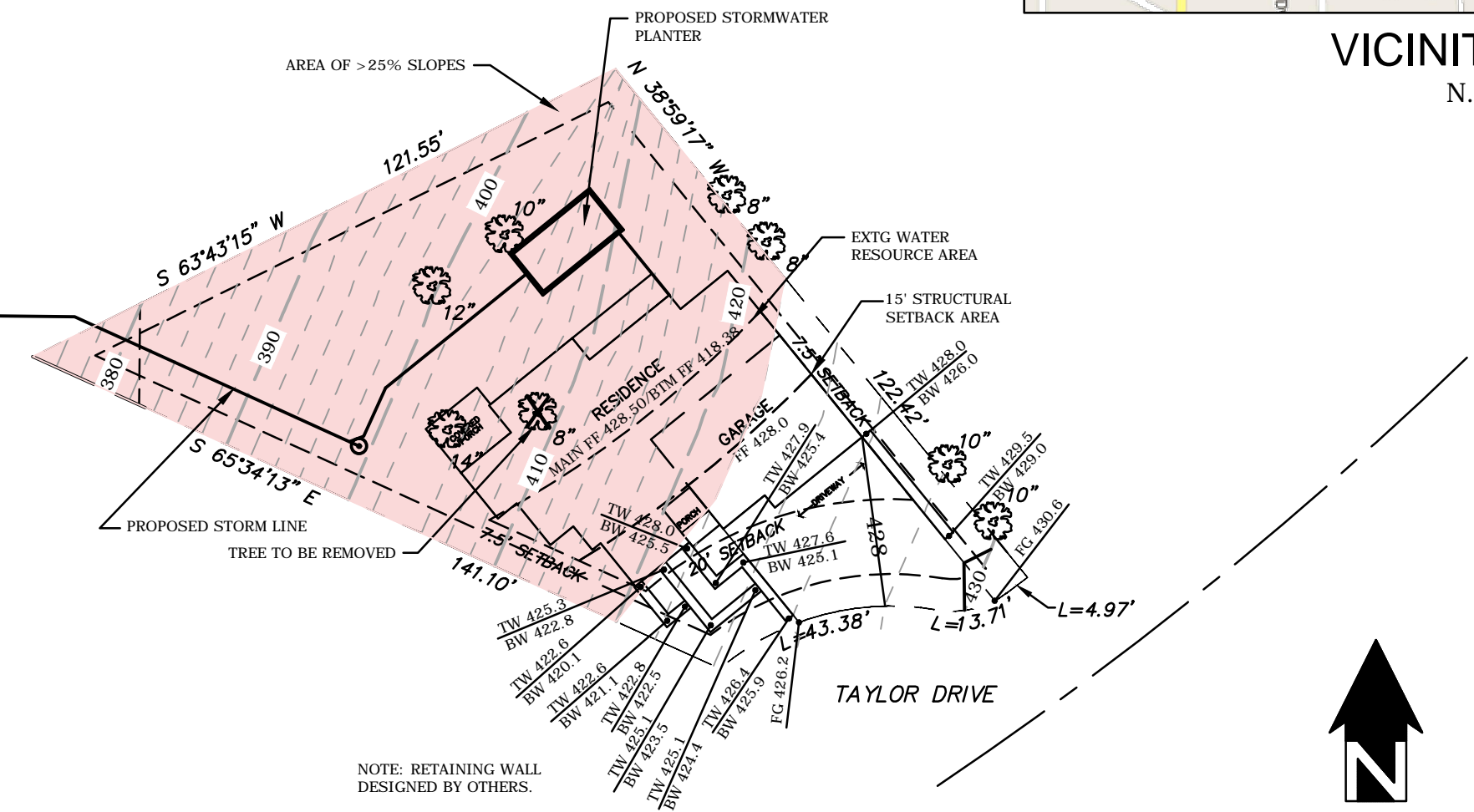
D. Any further reduction of the standards of this chapter shall require approval of a variance pursuant to Chapter 75 CDC. (Ord. 1545, 2007)

PROPOSED FINDING: The applicant is not asking for any further reduction of the standards.

Summary: The applicant is asking to reduce the water resource area setback to 160 feet in order to build an economically viable home on the property. A house that would fit within the current water resource area setbacks would be difficult to sell and could lower the values of the other homes in the neighborhood. The applicant asks for the reduction in order to build a house that will be similar in scale to rest of the neighborhood and for a rear setback that is comparable to its neighbors.



VICINITY MAP
N.T.S.



NOTE: RETAINING WALL
DESIGNED BY OTHERS.



RENEWAL DATE: 6/30/13

| | |
|---|-----------------------|
| <p>LOT 9, TANNER CREEK WEST LINN, OREGON</p> | |
| <p>CES NW</p> | |
| <p>PAHLISCH HOMES P.O. Box 23355 Portland, OR 97281 503.968.6655 www.cesnw.com</p> | |
| <p>13190 SW 68th Parkway, Suite 150 Tigard, Oregon 97223 503.968.6655 www.cesnw.com</p> | |
| <p>PROJECT NO.: 2880</p> | <p>DATE: 6/25/13</p> |
| <p>DESIGNED BY: JDI</p> | <p>REVISIONS: JDI</p> |
| <p>DRAWN BY: JDI</p> | <p>SITE PLAN</p> |
| <p>SHEET</p> | <p>1</p> |
| <p>OF</p> | <p>1</p> |

2880-TC9-BASE.DWG

Proposed Revegetation:



3 - 3'-4' *Acer circinatum* / Oregon Vine Maple
see plan below for proposed location



2 - 4'-5' *Pinus contorta* / Shore Pine
see plan below for proposed location

Shrubs - symbol not shown on plan:

13 - 1 Gal. *Mahonia aquifolium* / Tall Oregon Grape

12 - 1 Gal. *Rubus parviflorus* / Thimbleberry

10 - 1 Gal. *Vaccinium ovatum* / Evergreen Huckleberry

10 - 1 Gal. *Ribes sanguineum* / Red-flowering Currant

Total of 45 shrubs to be planted in area after removing Himalayan Blackberry bushes.

Plant every species in groups - naturally, in triangular spacing 5 feet on center.

Groundcover - symbol not shown on plan:

21 - 4" Pots *Asarum caudatum* / Wild Ginger

21 - 4" Pots *Boykinia major* / Large Boykinia

21 - 4" Pots *Polystichum munitum* / Sword Fern

Total of 63 groundcover plants to be planted in area after removing Himalayan Blackberry bushes.

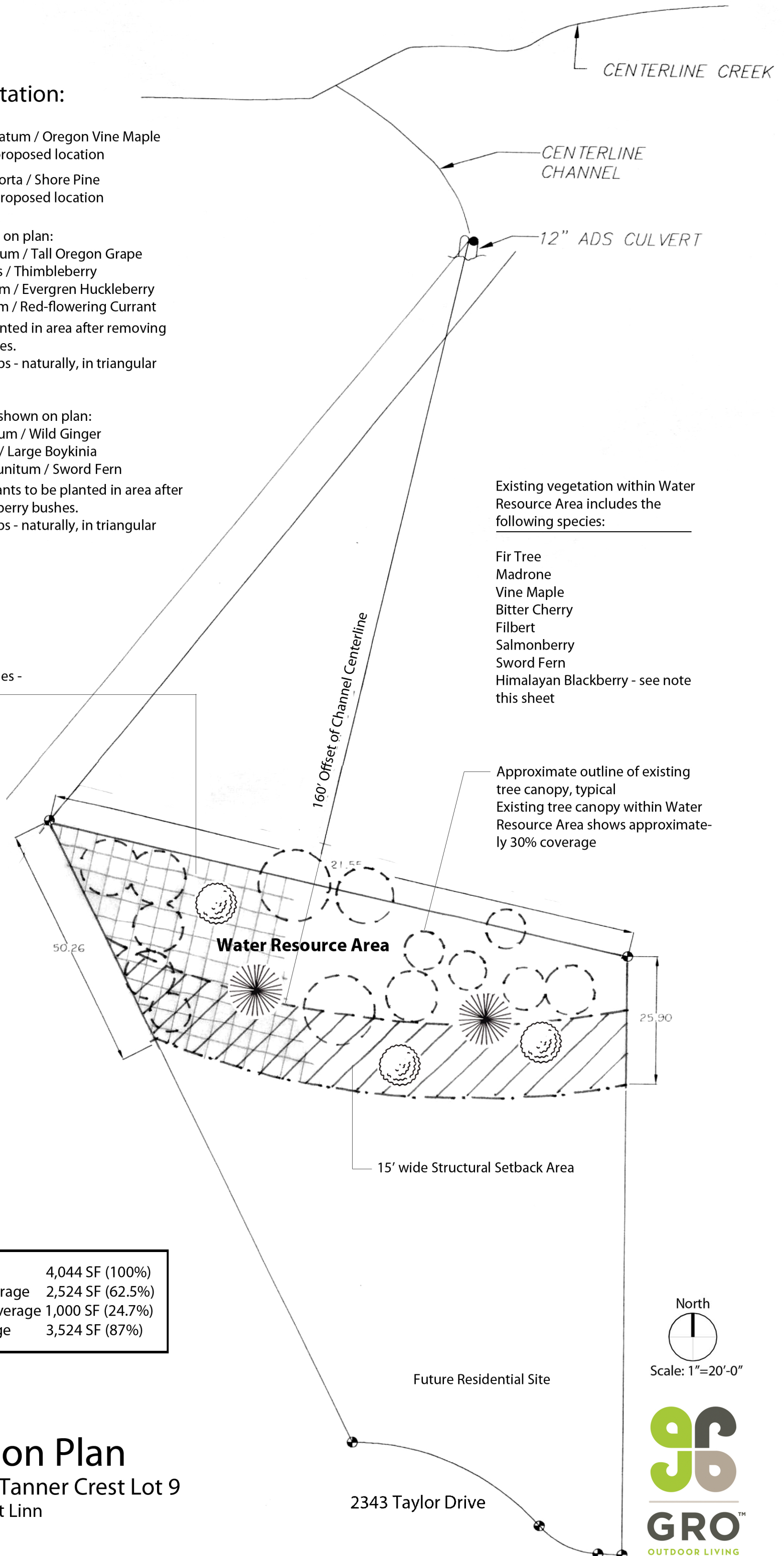
Plant every species in groups - naturally, in triangular spacing 4 feet on center.

Himalayan Blackberry bushes - approximate area

Existing vegetation within Water Resource Area includes the following species:

Fir Tree
Madrone
Vine Maple
Bitter Cherry
Filbert
Salmonberry
Sword Fern
Himalayan Blackberry - see note this sheet

Approximate outline of existing tree canopy, typical
Existing tree canopy within Water Resource Area shows approximately 30% coverage



| | |
|--------------------------------|------------------|
| Water Resource Area | 4,044 SF (100%) |
| Existing native plant coverage | 2,524 SF (62.5%) |
| Proposed native plant coverage | 1,000 SF (24.7%) |
| Total native plant coverage | 3,524 SF (87%) |

North
Scale: 1"=20'-0"



Revegetation Plan

Pahlisch Homes - Tanner Crest Lot 9

2343 Taylor Drive, West Linn

August 2, 2013

Future Residential Site


2343 Taylor Drive




Pahlisch Homes
 63088 NE 18TH STREET, SUITE 100
 BEND, OREGON 97701
 PH: (541) 385-6762
 FAX: (541) 385-6742

Subdivision: Tanner Crest
 Lot: 9
 Address: 2343 Taylor Dr.
 Date: 08.14.2013

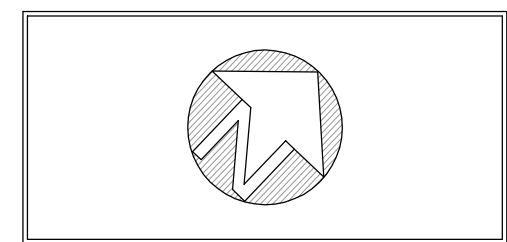
LEGEND

 SILT FENCING

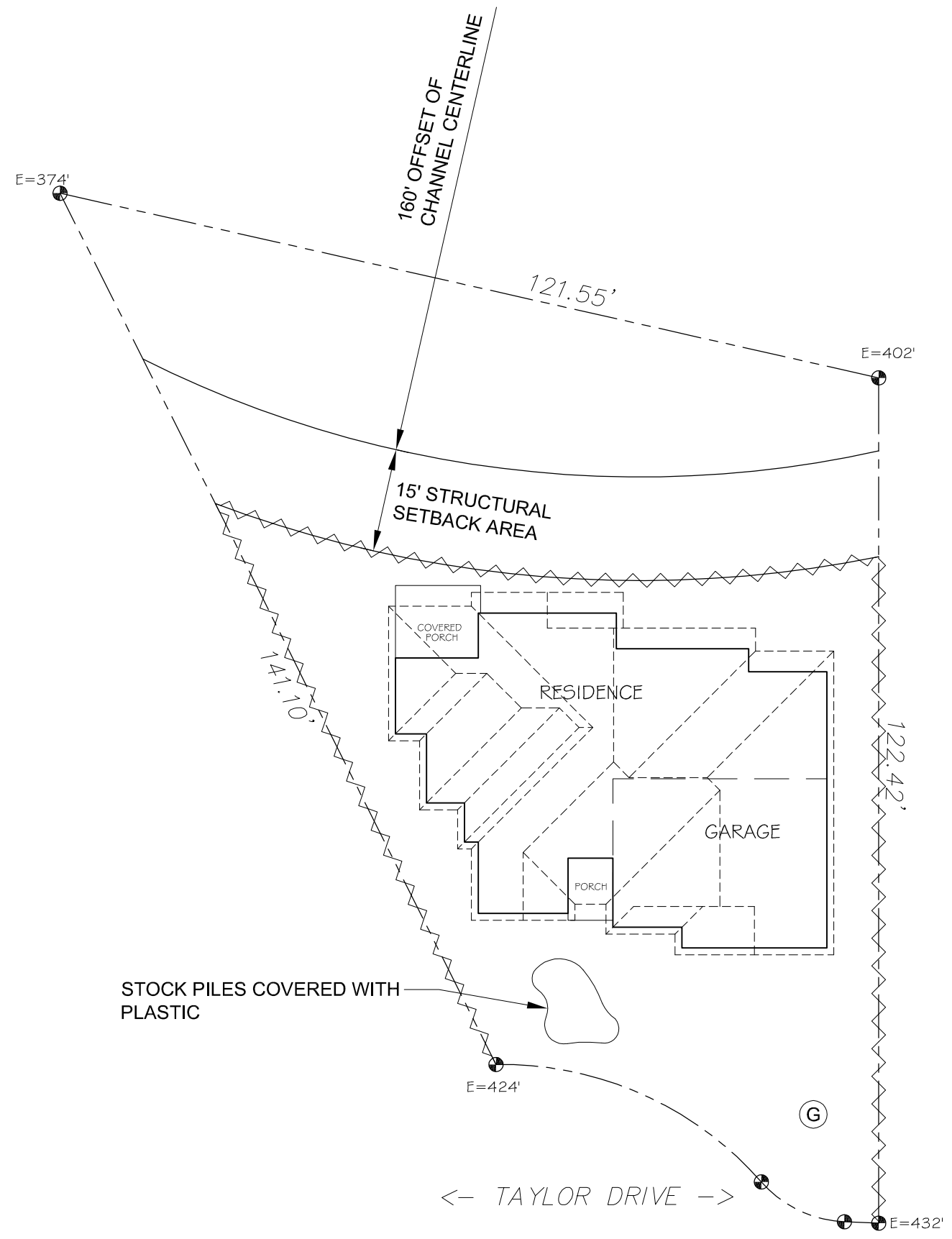
 GARBAGE CAN

LEGEND

- 3" OF STRAW WILL COVER BUILDING AREA.
- GRAVEL IN DIGOUT FOR FOUNDATION.

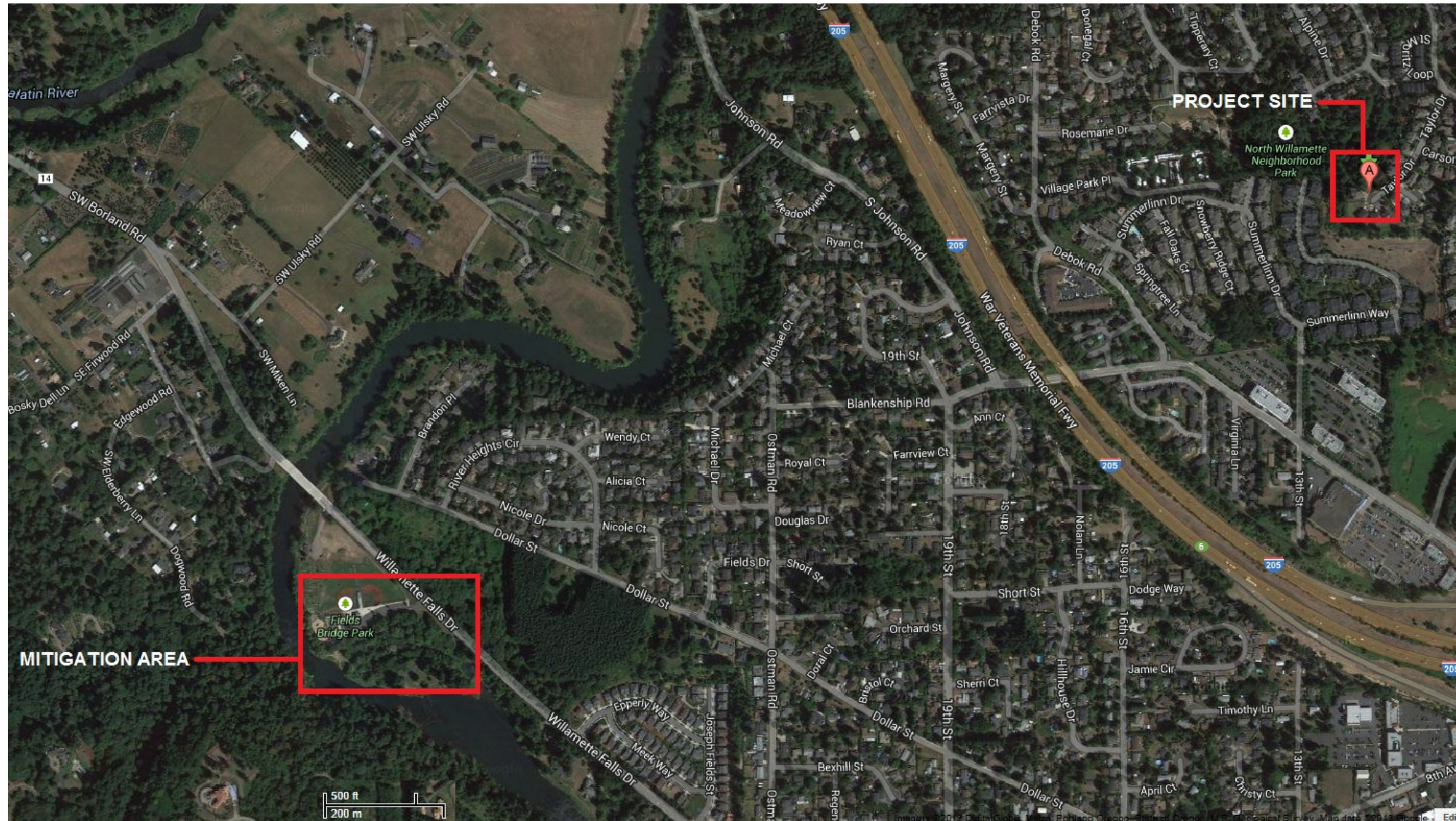


Scale: 1" = 20'-0"



EROSION CONTROL PLAN


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 63088 NE 18TH STREET, SUITE 100
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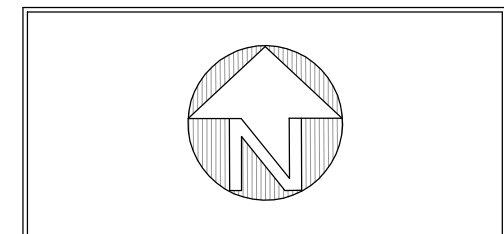


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MITIGATION AREA

PROJECT SITE

MITIGATION MAP



Scale: NOT TO SCALE