

City of West Linn
PRE-APPLICATION CONFERENCE MEETING
Notes
May 6, 2010

SUBJECT: Water Resources Area permit for new house on existing lot of record at 3232 Sabo Lane

ATTENDEES: Applicants: Damon and Laura Sabo
Staff: Tom Soppe (Planning Department)

The following is a summary of the meeting discussion provided to you from staff meeting notes. Additional information may be provided to address any "follow-up" items identified during the meeting. These comments are PRELIMINARY in nature. Please contact the Planning Department with any questions regarding approval criteria, submittal requirements, or any other planning-related items. Please note disclaimer statement below.

Project Details

The site is a vacant undeveloped lot in the Rogerfield subdivision in the Parker Crest neighborhood. Because the Planning file under which the subdivision was approved was applied for over 10 years ago, the current Water Resource Area protections in Chapter 32 of the Community Development Code *do* apply to this legal, platted lot of record. SUB-99-02, under which the subdivision was approved, was applied for on January 29, 1999. A majority of the 8,037 square foot lot is within the water resource transition area of Tanner Creek and the adjacent wetland. The combination of this required setback and the subdivision's required front and side setbacks make it difficult to build a house on the lot without breaching the water resource area setback. Therefore the applicant must apply for a Water Resource Area permit under the hardship provisions provided for in Chapter 32. CDC 32.025 states, "No person shall be permitted to fill, strip, install pipe, undertake construction, or in any way alter an existing water resource area without first obtaining a permit to do so from the decision making authority, paying the requisite fee, and otherwise complying with all applicable provisions of this ordinance."

Because the house is expected to breach the setback and be built partially in the water resource transition area, the applicant will need to respond to the hardship provisions of 32.090, mitigate for areas to be developed on site via coordinating with the Parks and Recreation Department off site, and revegetate any areas within the transition area that will be temporarily disturbed during the construction process. 32.070 regards mitigation plans and 32.080 regards revegetation plans. See the Process section below.

The applicant plans to propose the garage 18 feet from the front property line and the structure 3 feet from each side property line, which are the minimum setbacks specified

in SUB-99-02 for front garages (although fronts of houses can come closer) and interior side yards. SUB-99-02 is the file under which the Rogerfield subdivision was approved.

The applicant also discussed the possibility of a variance for height, due to the provision in 41.020(A) stating that buildings on the downslope side of the street that take advantage of the height exception on steep lots must be 24 feet or less in front height as measured from the street grade. (See parentheses in Process section below.) All height variances are Class II Variances per 75.020(B)(3). The reason for the potential variance would be to allow the applicant to still build a two-story house while having the house visibly match the other houses in the subdivision, rather than having a noticeably more flat-looking roof.

Engineering Comments

Applicant will have to provide sidewalk in the front connecting to the existing sidewalk on the adjacent properties.

Process

The Water Resources Area permit is required.

A neighborhood meeting is not required for this permit, but they are always encouraged. Contact Bill Relyea, President of the Parker Crest Neighborhood Association, at (503) 636-1292 or wrelyea@comcast.net. If the applicant decides to present at a meeting, the applicant is required to provide the neighborhood association with conceptual plans and other material at least 10 days prior to the meeting.

The following criteria shall be responded to in a narrative:

- 32.050
- 32.070
- 32.080
- 32.090(B-C)

Submittal requirements may be waived but the applicant must first identify the specific submittal requirement and request, in letter form, that it be waived by the Planning Director and must identify the specific grounds for that waiver. The waiver may or may not be granted by the Planning Director.

N/A is not an acceptable response to the approval criteria. Prepare the application and submit to the Planning Department with deposit fees and signed application form.

The deposit for a Water Resources Area permit is \$1,850. (A Class II Variance for height would be an additional \$1,800; the submittal requirements of Chapter 75, including responses to criteria in 75.060, would have to be followed.) Any cost overruns to the extension deposit will result in additional billings.

Once the submittal is deemed complete, the Planning Director will send out public notice of the pending decision, then render a decision in three to five weeks. (If a Class II Variance for height is done concurrently, both would be reviewed in a Planning Commission hearing instead of having a Planning Director Decision because Class II Variances require a Planning Commission decision.) The decision may be appealed by the applicant or anyone with standing to City Council, requiring at least one City Council hearing.

Pre-application notes are void after 18 months. After 18 months with no application approved or in process, a new pre-application conference is required.

Typical land use applications can take 6-10 months from beginning to end.

DISCLAIMER: This summary discussion covers issues identified to date. It does not imply that these are the only issues. The burden of proof is on the applicant to demonstrate that all approval criteria have been met. These notes do not constitute an endorsement of the proposed application. Staff responses are based on limited material presented at this pre-application meeting. New issues, requirements, etc. could emerge as the application is developed. Thus, there is no “shelf life” for pre-apps.

PRE-APPLICATION MEETING SIGN-IN SHEET PA# 10-11 DATE: 5-6-10

NAME	ADDRESS	E-MAIL	AFFILIATION
Damon Sato Laura Sato	2179 Hidden Springs ct West Linn OR	damon.sato@gmail.com	

PLANNING IS

ENGINEERING _____

PARKS _____

CITY OF WEST LINN PRE-APPLICATION CONFERENCE

DATE OF CONFERENCE 5-6-10 TIME OF CONFERENCE 10AM
FEE 350 PROJECT # PA-10-11 STAFF CONTACT TOM Soppe
(This section to be filled in by staff)

Pre-application conferences occur on the first and third Thursdays of each month. In order to be scheduled for a conference, this form including property owner's signature, the pre-application fee, and accompanying materials must be submitted at least 14 days in advance of the conference date. Twenty-four-hour notice is required to reschedule.

APPLICANT'S NAME Damon Sabo PHONE NO. 503-810-7226

ADDRESS (or map/tax lot) OF SUBJECT PROPERTY 3232 Sabo Lane

APPLICANT'S MAILING ADDRESS 2179 Hidden Springs Ct., West Linn

APPLICANT'S E-MAIL ADDRESS damonjemail@gmail.com

BRIEF DESCRIPTION OF PROPOSAL: Build house consistent in size and design with existing homes in neighborhood. Grading and compaction completed on "lot 34" in 2002 with rest of Rogerfield subdivision.

Please attach additional materials relating to your proposal including a site plan on paper up to 11 x 17 inches in size depicting the following items:

- | | |
|--|---|
| ➤ North arrow | ➤ Access to and from the site, if applicable |
| ➤ Scale | ➤ General location of existing trees |
| ➤ Property dimensions | ➤ Location of creeks and/or wetlands |
| ➤ Streets abutting the property | ➤ Location of existing utilities (water, sewer, etc.) |
| ➤ Conceptual layout, design and/or building elevations | ➤ Easements (access, utility, all others) |

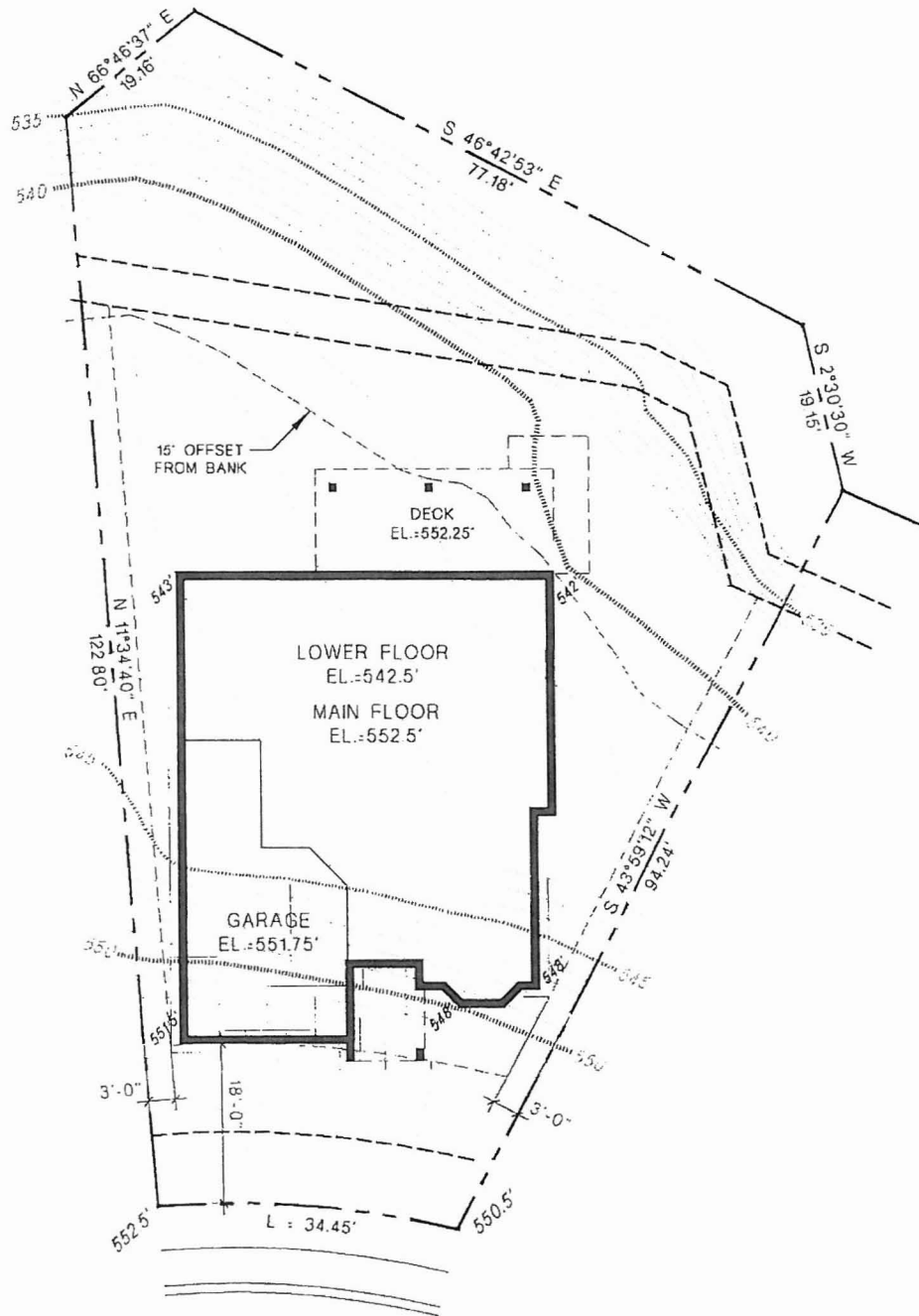
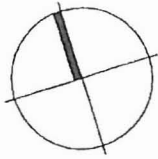
Please list any questions or issues that you may have for city staff regarding your proposal:

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

Damon Sabo
Property owner's signature

4-5-2010
Date

Property owner's mailing address (if different from above)



SABO LANE

02/24/2010 MRR

SCALE 1" = 20'-0"

Mascord
COLLECTION

ALAN MASCORD DESIGN ASSOCIATES, INC. IS NOT
LIABLE FOR THE ACCURACY OF THE TOPOGRAPHY
INFORMATION. IT IS THE SOLE RESPONSIBILITY OF THE
BUILDER TO VERIFY ALL SITE CONDITIONS INCLUDING
ANY FILL PLACED ON THE SITE AND NOTIFY THE
OWNERS OF ANY POTENTIAL FIELD MODIFICATIONS.

ALAN MASCORD DESIGN ASSOCIATES, INC.
1305 NW 18th AVE. PORTLAND, OR 97209
503/723-9161 FAX 503/221-0923 <http://www.mascord.com>

CITY OF WEST LINN
ROGERFIELD NO.2
LOT 34

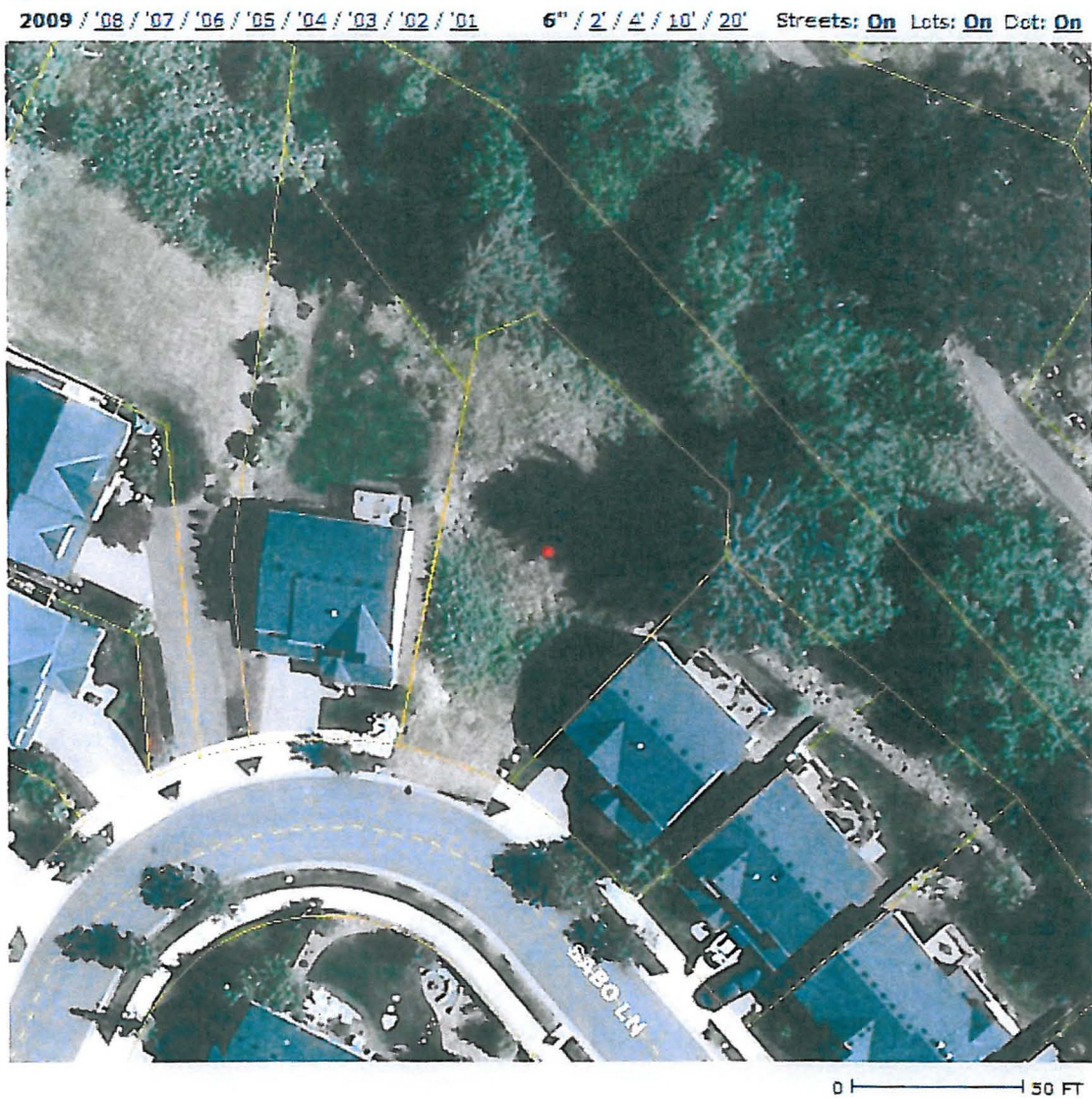
(8,037 S.F.)

2223AD

FOR: THE SABO RESIDENCE

Location of existing trees

Aerial Photo



Aerial photo from 2009 shows no trees exist on lot; vegetation shown on lot is blackberry bushes

Location of creeks and wetlands



Legend

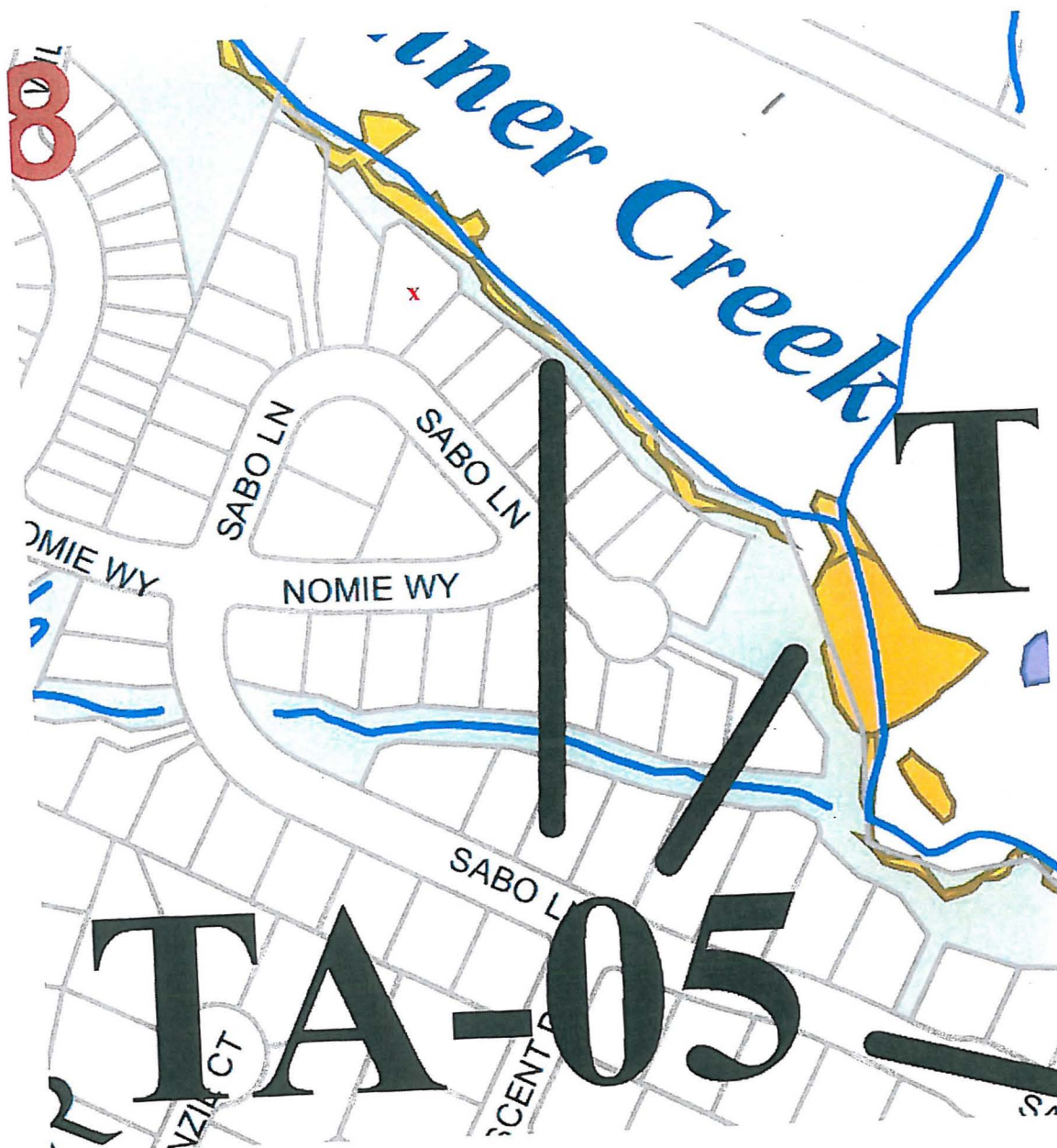
-  Locally Significant Wetlands, DSL 2005
-  Other Wetlands, DSL 2005
-  Possible Wetlands, DSL 2005
-  Study Area Boundary
-  Streams
-  Taxlot Base, West Linn GIS 2006
-  Parks, Open Space, & Natural Areas
Includes some areas of other misc. city property ("City" type classification). See Parks, Open Space, & Natural Areas Map

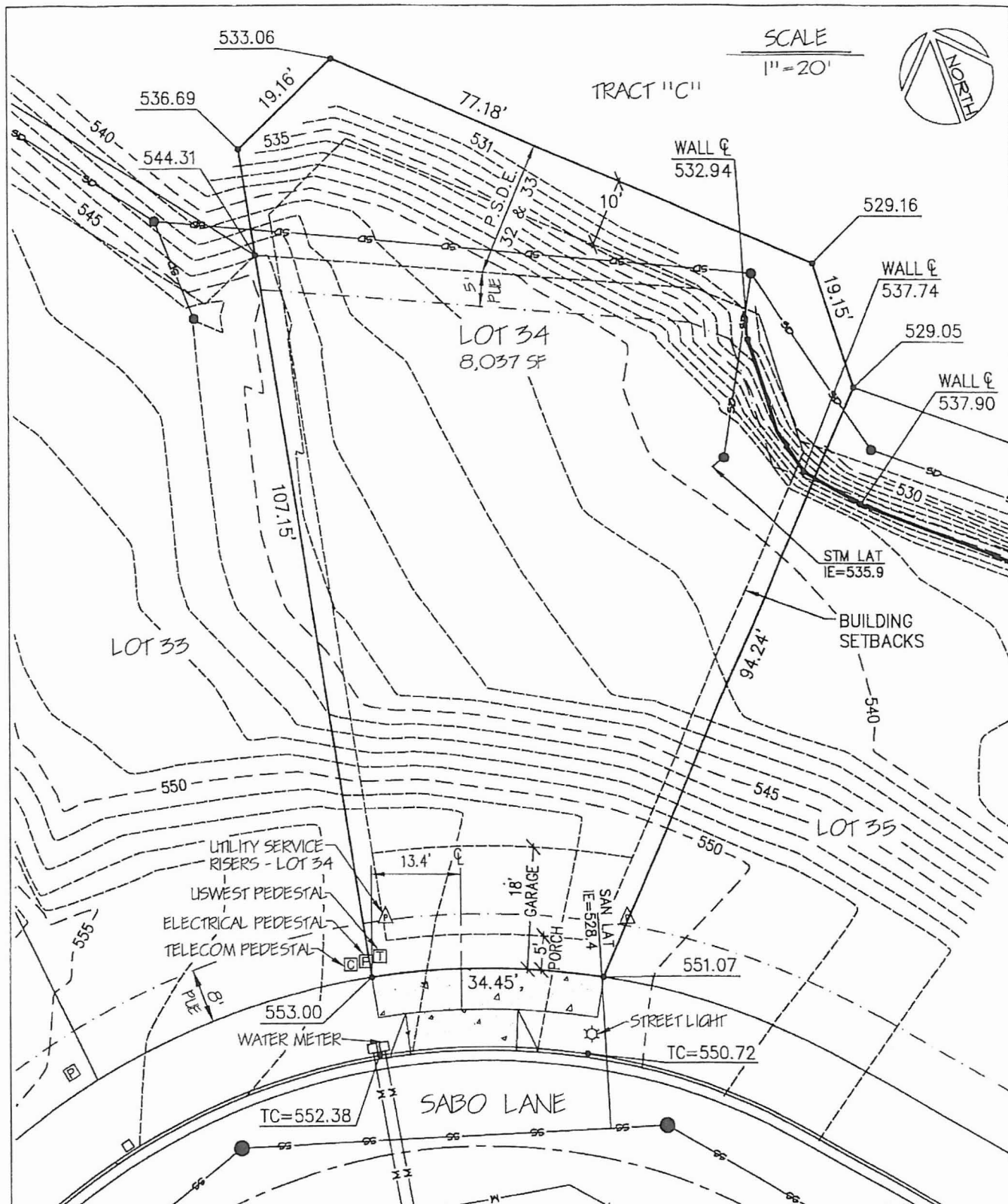
MAP PREPARED IN JUNE 2006

Map Labels

- BE-01** Wetland ID code
- detES-0002** DSL Delineation Numbers
- PW** Possible Wetland

Wetlands shown on this map were approved by the Division of State Lands (DSL) in January 2005





SCALE

1"=20'



TRACT "C"

CENTEX HOMES

16520 UPPER BOONES FERRY ROAD
SUITE 200
PORTLAND, OREGON 97224
(503) 608-3060

N/A

ROGERFIELD

3232 SABO LANE

LOT 34

LOT-33
AB 04-067-03

CITY OF WEST LINN
22500 Salamo Rd.
West Linn, OR. 97068
(503) 656-4211

PLANNING RECEIPT
Receipt: # 935587
Date : 04/05/2010
Project: #PA-10-11
BY: JN

NAME : DAMON SABO

ADDRESS : 2179 HIDDEN SPRINGS CT

CITY/STATE/ZIP: WEST LINN OR 97068

PHONE # : 810-7226

SITE ADD. : 3232 SABO LN

TYPE I HOME OCCUPATIONS		HO	\$
PRE-APPLICATIONS	Level I (), Level II (X)	DR	\$ 350.00
HISTORIC REVIEW	Residential Major (), Minor (), New ()	DR	\$
	Commercial Major (), Minor (), New ()		
SIGN PERMIT	Face (), Temporary (), Permanent ()	DR	\$
SIDEWALK USE PERMIT		DR	\$

APPEALS	Plan. Dir. Dec. (), Subdivision (),	DR	\$
	Plan Comm./City Coun. (), Nbhd ()		

LOT LINE ADJUSTMENT	LA	\$
CITY/METRO BUSINESS LICENSE	BL	\$

The following items are paid by billing against the up-front deposit estimate.
If the amount of time billed to your project exceeds the amount covered by the
deposit, additional payment may be required.

DESIGN REVIEW	Class I (), Class II ()	RD	\$
VARIANCE	Class I (), Class II ()	RD	\$
SUBDIVISION	Standard (), Expedited ()	RD	\$
ANNEXATION	"Does Not Include Election Cost"	RD	\$
CONDITIONAL USE		RD	\$
ZONE CHANGE		RD	\$
MINOR PARTITION		RD	\$
MISCELLANEOUS PLANNING		RD	\$
Boundry Adjustments	()		
Modification to approval	()	Water Resource	
Code Amendments	()	Area Protection	()
Comp. Plan Amendments	()	Street Vacations	()
Temporary Permit Admin.	()	Easement Vacations	()
Temporary Permit Council	()	Will. River Greenway	()
Flood Management	()	Tualatin River Grwy.	()
Inter-Gov. Agreements N/C	()	Street Name Change	()
Alter Non-Conforming Res.	()	Code Interpretations	()
Alter Non-Conforming Comm.	()	Type II Home Occ.	()
Measure 37 Claims	()	Planned Unit Dev. PUD	()
TOTAL REFUNDABLE DEPOSIT		RD	\$ 0.00
GENERAL MISCELLANEOUS Type:		PM	\$

TOTAL	Check #	Credit Card (X)	Cash ()	\$	350.00
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