



PRE-APPLICATION CONFERENCE MEETING

June 17, 2010

SUBJECT: 1697 6th Avenue – Addition and patio removal

ATTENDEES: Applicants: Danny Schreiber, Owner
Steve Tekander, Contractor
Mike Sampson, Potential Purchaser
Staff: Sara Javoronok, Associate Planner
Peter Spir, Associate Planner

*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 applicant is proposing to remove an existing c. 1970 addition and patio to the residence at 1697 6th Avenue and restore the property to its original appearance. In place of the addition, the applicant will salvage and reuse the existing siding from the addition or replace with siding that has the same profile as the remainder of the residence.

Site Analysis and Site Visit

Staff identified that the applicant address criteria in the CDC as follows:

- Section 25.070 Approval Criteria for Remodels, New Home and Accessory Structure Construction, specifically 25.070H and 25.070J.
- Section 25.080 Additional Architectural Specifics for New Construction and Remodeling
- Section 26.080 Demolition

Staff recommends that the applicant submit scaled plans and an east elevation drawing.

ENGINEERING COMMENTS

N/A

STREET IMPROVEMENT

N/A

Required Improvement:**Current Street and Right of Way conditions:**

Classification	
Existing Right of Way Width	
Existing Pavement Width	
Curb	
Sidewalk	
Planter	
Bike Lane	
Parking	
Others	

Required Improvement:**STORM DRAINAGE IMPROVEMENT**

N/A

SANITARY SEWER IMPROVEMENT

N/A

WATER IMPROVEMENT

N/A

DRY UTILITIES

N/A

OTHER ISSUES

N/A

Miscellaneous

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. For the approval criteria, no waivers are allowed. 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 fee for _Minor Remodel Historic District Review_ is \$00.00 dollars.

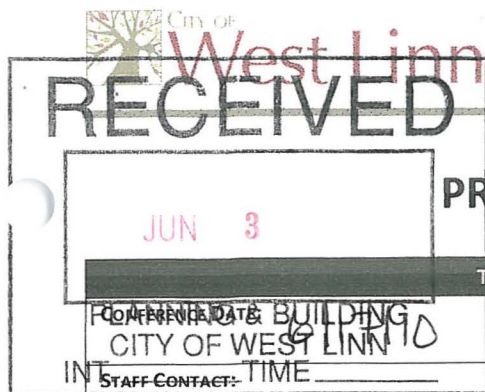
The City has 30 days to determine if the application is complete or not. Most applications are incomplete, usually due to inadequate responses to approval criteria or lack of sufficient engineering information on the drawings. The applicant has 180 days to make it complete, although usually it is complete within three months of the original submittal. Once complete, the City has 120 days to exhaust all local review and appeals. The _Historic District Review_ is a _Historic Review Board_ decision. In the event of an appeal, the review body is the _City Council_. Subsequent appeals go to _the Land Use Board of Appeals_.

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. Also note that these notes have a limited "shelf life" of 18 months in that future changes to the CDC standards may require a different design or submittal. Any applications submitted in excess of 18 months from the date of this pre-application conference will require an additional pre-application meeting with the City unless waived by the Planning Director.

pre-apsumry-template2010

NAME	ADDRESS	E-MAIL	AFFILIATION
Steve Tekander		stekander@aol.com	Contractor
Danny Schreiber	1870 4th Ave., WL	dschreiber@integrity.com	Owner
Mike Sampson		michaelsampson@gmail.com	Potential Purchaser/Owner



PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION

CONFERENCE DATE	6/17/10	TIME	1:30 PM	PROJECT #	PA-10-19
BUILDING	1870			FEE	\$350 ⁰⁰
CITY OF WEST LINN					
STAFF CONTACT	Sara Javoronok				

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.

Address of Subject Property (or map/tax lot): 1697 6th Avenue

Brief Description of Proposal: removal of non-historic 1970's era side addition and restoration of the original 1913 year design and style of the side of home. All siding to match original existing siding and foundation.

Applicant's Name: Danny Schreiber

Mailing Address: 1870 6th Avenue

Phone No: (503) 723-5494

Email Address: dschreiber@integrity.com

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

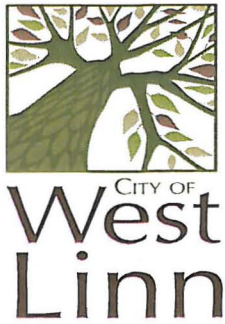
Please list any questions or issues that you may have for city staff regarding your proposal:
none

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

Danny Schreiber
Property owner's signature

6/3/10
Date

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



LAND USE PRE-APPLICATION CONFERENCE

Thursday, June 19, 2010

City Hall
22500 Salamo Road

Willamette Conference Room

1:30pm Remove non-historic side addition/restore to original 1913 design & style.

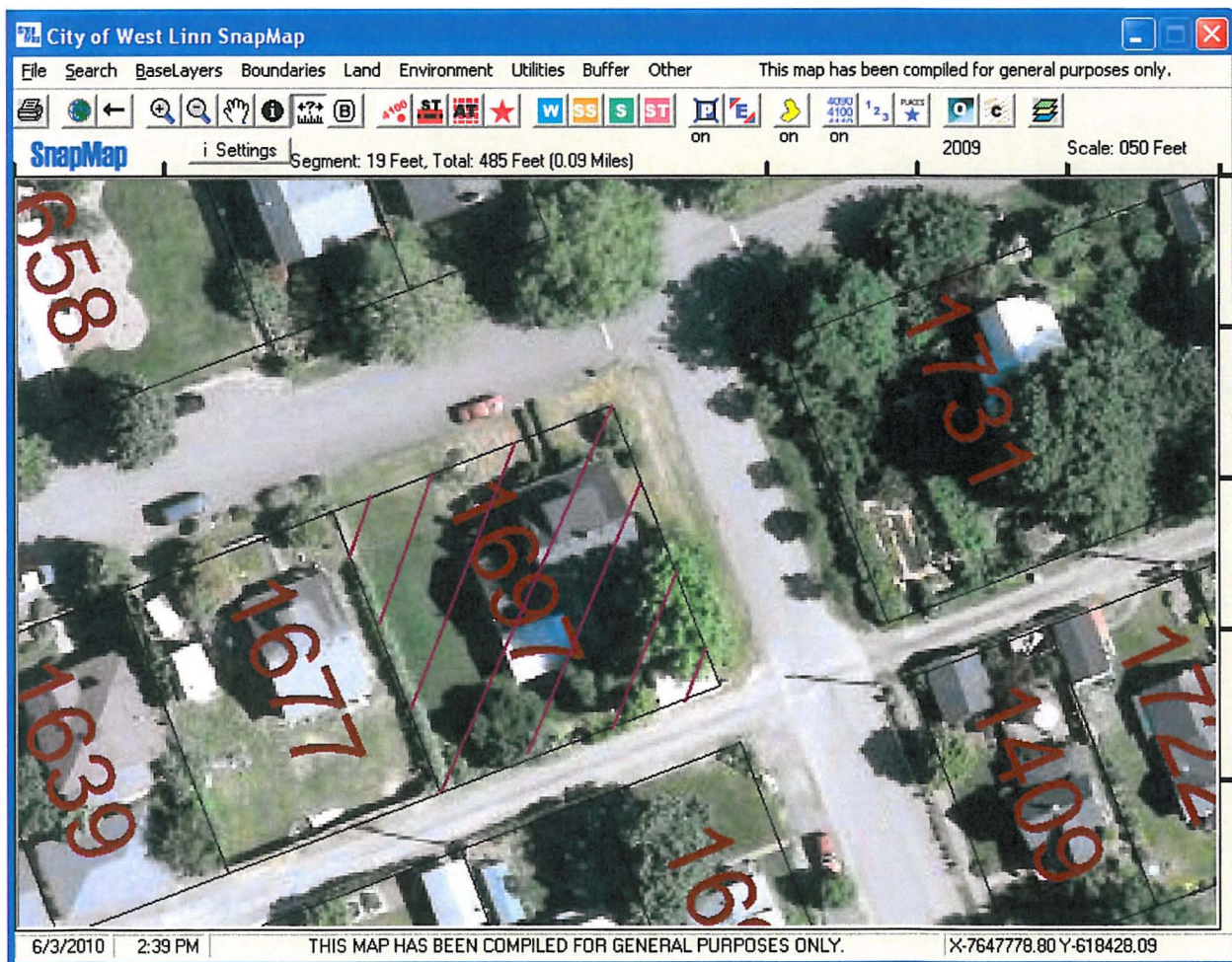
Applicant: Danny Schreiber

Subject Property Address: 1697 6th Ave

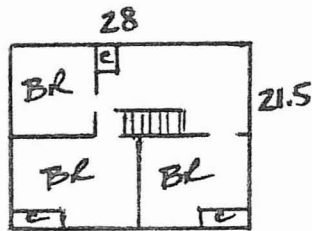
Neighborhood Assn: Willamette

Planner: Sara Javoronok

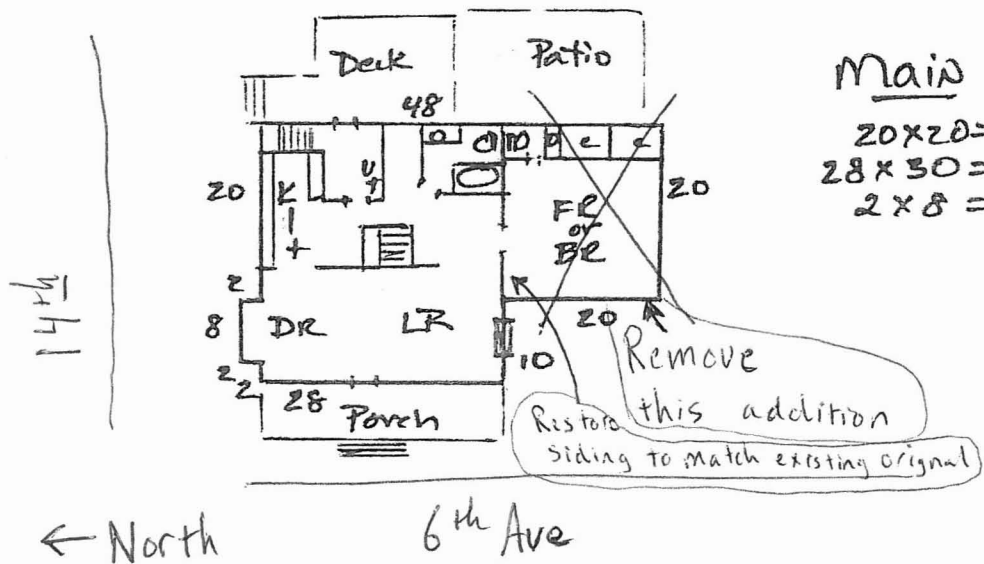
Project #: PA-10-19



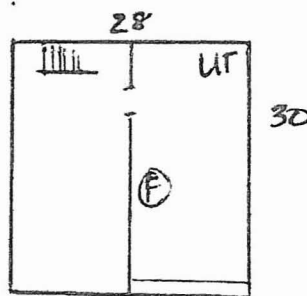
1697 6th Ave



2nd
 $21.5 \times 28 = 602\phi$



Main
 $20 \times 20 = 400$
 $28 \times 30 = 840$
 $2 \times 8 = 16$
1256 ϕ



Bsm't
 $28 \times 30 = 840\phi$

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

PLANNING RECEIPT
Receipt: # 935771
Date : 06/03/2010
Project: #PA-10-19
BY: SR

NAME : DANNY SCHREIBER

ADDRESS : 1870 6TH AVE

CITY/STATE/ZIP: WEST LINN OR 97068

PHONE # : 503-723-5494

SITE ADD. : 1697 6TH AVE

TYPE I HOME OCCUPATIONS		HO	\$	
PRE-APPLICATIONS	Level I (X), Level II ()	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. (), Subdivsion (),	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	()			
Code Amendments	()			
Comp. Plan Amendments	()			
Temporary Permit Admin.	()			
Temporary Permit Council	()			
Flood Management	()			
Inter-Gov. Agreements N/C	()			
Alter Non-Conforming Res.	()			
Alter Non-Conforming Comm.	()			
Measure 37 Claims	()			
	Water Resource			
	Area Protection	()		
	Street Vacations	()		
	Easement Vacations	()		
	Will. River Greenway	()		
	Tualatin River Grwy.	()		
	Street Name Change	()		
	Code Interpretations	()		
	Type II Home Occ.	()		
	Planned Unit Dev. PUD	()		

TOTAL REFUNDABLE DEPOSIT		RD	\$	0.00
--------------------------	--	----	----	------

GENERAL MISCELLANEOUS Type:		PM	\$	
-----------------------------	--	----	----	--

TOTAL	Check # 1522	Credit Card ()	Cash ()	\$ 350.00
-------	--------------	-----------------	----------	-----------

PRE-APPLICATION CONFERENCE STAFF CHECKLISTFile # PA- 10-19 Date: 6/19/10**SUBJECT/PROPOSAL:**Proposal: Remove non-historic side addition / restore to original 1913 appearance

Attendees: _____

STAFF CHECKLIST: Site AnalysisStaff Site Visit? YIn 100 year or 1996 flood boundary? NIn HCA area along Willamette or Tualatin River? N - WRC TRPAWetlands or in Wetland Transition Area? NIn WRA/Drainageway Transition Area? N - STORM-BLUE
- SIRCAM
- STG RIPA RLACheck Storm Water Master Plan (setback from piped storm) in streetSignificant Riparian Corridor (100' setback)? NSteep slopes over 25%? N

Heavily forested or clearly significant trees (20% rule)? _____

STAFF CHECKLIST: Zoning and Plan ConformanceZone of site? R-5Use allowed outright? N/A by prescribed conditions? _____ by CUP? _____Permits required mechanical permit de commissioning oil tank?

Is parcel a legal lot of record (burden of proof on applicant)? _____

Previous land use decisions/COAs that limit use of the site? File# _____

In Historic Residential District? YIn Historic District Commercial Overlay? NHistoric Landmark Structure? NAgreement with Neighborhood Plan? N/A N/ANon-Conforming? (setbacks, parking, landscaping, use)? Removal would not affect any non-conformity

TPR addressed? _____

Parks Master Plan checked? (re: trails and pathways) N/A

Other ped. and bike connection opportunities? N/A

TSP referenced? N/A

Any submittal waivers proposed? _____

Easement/needed ROW limitations? _____

Neighborhood Meeting required? (CDC 99.038) N

Identify Neighborhood Association and neighborhoods w/in 500' Willamette

Adequate on/off site infrastructure? (Answer "Yes" or "No" only. Details to be provided by Engineering) Y

Other agencies to be contacted? (DSL, ODOT, USACE, etc) _____

STAFF CHECKLIST: Planned Unit Development and Subdivision

Percent of site comprising Type I and II lands (PUD required if over 25%) _____

PUD required? _____

Developability re: PUD table in CDC 24.130? _____

Number of lots allowed? (CDC 24.110 and 24.120) _____

Do lots meet minimum lot size either for subdivision or PUD? _____

Need more site analysis information from applicant to determine if PUD required? _____

Need more site analysis information from applicant to determine developability and number of lots allowed? _____ ***

Specify what we need (prelim. only) _____

PUD Perimeter Transitions provided? (CDC 24.140) _____

PUD Useable Open Space required? (CDC 24.170) _____

Applicant to dedicate or establish easement for all Type I and II lands? _____

*** Advise applicant that lack of data (type I and II breakdown, significant tree analysis, etc) could result in subsequent determination that variances and other permits are needed to meet code or that the number of lots or size/location of building etc. will have to be modified. Burden is on applicant to provide this information.

MISCELLANEOUS

Pre-Application notes shall contain reference to the following:

Pre-application notes are void after 18 months. _____

The applicant must provide the neighborhood association with maps and other material at least ten days prior to the meeting. _____





RM15





LAND USE PRE-APPLICATION CONFERENCE RESPONSE SHEET

You are requested to attend and/or comment on the following Pre-Application conference.

Subject Property Address: 1697 6th Ave

Project #: PA-10-19

Description: Remove non-historic side addition/restore to original 1913 design & style.

Meeting Date/Time: Thursday, June 17, 2010, 1:30PM, Willamette Conference Room

If you will not be attending, please check the appropriate box below and **return this response form to Sara Javoronok, Associate Planner by Monday, June 14, 2010.**

☒

I have no comments and/or information regarding the Pre-Application.

☐

I have listed below or attached on a separate sheet, my questions, comments and/or information regarding this Pre-Application.

1. Are there existing codes, standards, policies, system deficiencies, SDC eligibility, new plans or code amendments on the horizon that could impact this proposal?
2. Are there any issues that come to mind? (We would also need copies or citations of any document(s) that they reference.)
3. Have there been any prior discussions with the applicant that staff needs to know about?

Sara Javoronok
Name/Signature

Streets
Department

___ C. Jordan	___ K. Le	___ D. Wright	___ G. Green	___ M. Perkins
___ K. Worcester	___ D. Davies	___ S. Foxworthy	___ M. Cardwell	___ J. Whynot
___ Planner	___ T. Zak	___ J. Sonnen		