

City of West Linn
PRE-APPLICATION CONFERENCE MEETING
Notes
September 2, 2010

SUBJECT: Installation of roof above patio, and supporting pillars, at 18406 Old River Landing, in Flood Management Area

ATTENDEES: Applicants: Dan Dutton, Larry Todd, Mitch Imlay
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 applicant proposes a roof over the patio, adjacent to the north of the existing house. Currently above the existing patio, the second floor cantilevers for several feet. The parts of the patio northeast of this cantilevered floor (away from the house) currently have no roof. The roof and its supporting pillars are proposed over this section of the patio, and the roof will be attached to the cantilevered second floor.

Per City GIS the most of the patio except for the area underneath the cantilevered second floor is in the 1996 flood area (and except for a 1-2 foot section northeast of this along most of the patio). Also, the north corner of this area of the patio is in the floodway (unusually, the floodway gives way to a 500-year floodplain here, with no 100-year floodway in between). If the roof has pillars that touch to the ground in the 1996 flood area and/or floodway, the Flood Management Area (FMA) permit is needed. Per Community Development Code (CDC) 27.020, "A flood management area permit is required for all development in the Flood Management Area Overlay Zone." All areas in the floodway and in the 1996 flood area are part of the Flood Management Area Overlay Zone. The City's interpretation of 27.020 however is that this does not apply to second floor or higher areas, as these are not where flooding is expected. Therefore the FMA permit is not needed if the proposed patio roof is cantilevered out at second floor level with no pillars.

On the same side of the house the applicant proposes to construct a basement room where there currently is none below the existing room on the first floor adjacent to the patio (the room southwest of the patio). Per City GIS the basement addition is not in the floodway, 100-year floodplain, or 1996 flood area, so the Flood Management Area permit technically does not have to address this part of the development proposal. The 1996 flood plain overlaps with the cantilevered roof area by a foot or two at the most on the

GIS aerial view, and the first floor room and proposed basement room start approximately 8 feet southwest of the edge of the cantilevered second floor, so they do not appear to be in the flood management area.

As can be seen in criteria 27.050(F) and (G), any new development in the floodway requires design by an engineer and certification by an engineer that it will not increase flood levels. As can be seen in the remainder of the criteria, some of the other important provisions of the permit include the balance of cut and fill, and the prevention of negative effects to utilities or to places downstream.

Process

The Flood Management Area permit is required if the roof has a pillar or pillars.

No neighborhood meeting is required for a Flood Management Area Permit per CDC 99.038. However, these meetings are always encouraged to solicit public input and make the public more informed of an applicant's plans. If the applicant decides to present at a neighborhood meeting, contact Thomas Boes, Robinwood Neighborhood President, 503-699-6112 or presidentrna@gmail.com. If the applicant presents at a NA 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 Flood Management Area Permit will require a full and complete response to the submittal requirements per CDC 27.050 and approval criteria of CDC 27.060, 27.070, and 27.080. These include a site plan, pre-alteration site information, a topographic map, and the lowest floor elevation for all existing and proposed building footprints, as well as the criteria response narrative, the Development Review Application Form, and the deposit (see below). The CDC is online at <http://westlinnoregon.gov/cdc>.

Submittal requirements may be waived. For this, 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 Flood Management Area Permit is \$1,050. Any cost overruns 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 two to four weeks. 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.



City of West Linn GIS (Geographic Information System), SnapMap Date: 8/25/2010

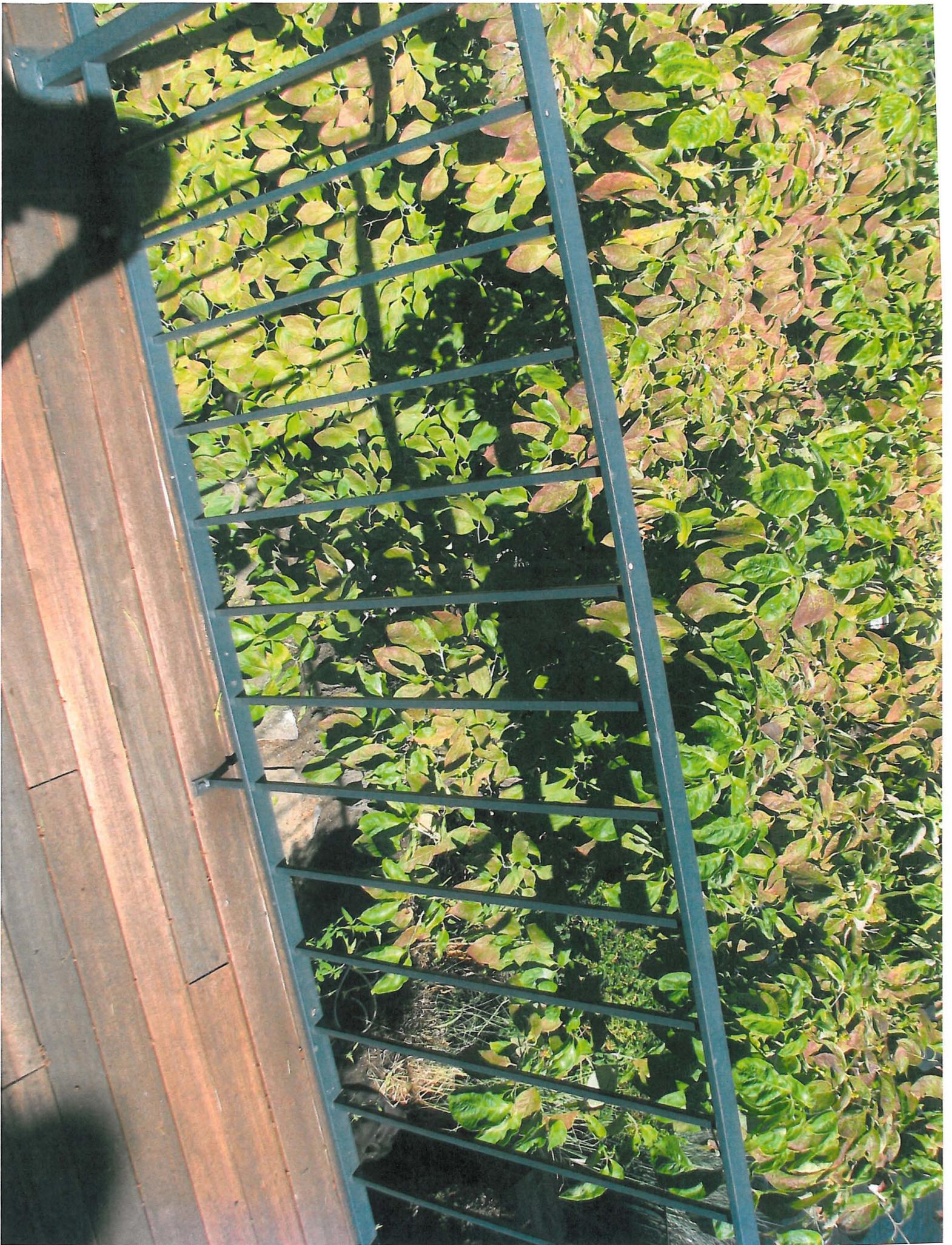
Scale: 049 Feet

MAP DISCLAIMER:

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.







PRE-APPLICATION CONFERENCE STAFF CHECKLIST

File # PA- 10-27 Date: 9-2-10

SUBJECT/PROPOSAL:

Proposal: New basement & patio roof
18406 Old Riv. Landing

Attendees: _____

STAFF CHECKLIST: Site Analysis

Staff Site Visit? Y

In 100 year or 1996 flood boundary? Y

In HCA area along Willamette or Tualatin River? N/A - WRG doesn't extend this far north

Wetlands or in Wetland Transition Area? N

In WRA/Drainageway Transition Area? N

Check Storm Water Master Plan (setback from piped storm) N

Significant Riparian Corridor (100' setback)? N - River has WRG & FMA only, no WRA if as wetland

Steep slopes over 25%? Y

Heavily forested or clearly significant trees (20% rule)? None affected

STAFF CHECKLIST: Zoning and Plan Conformance

Zone of site? R-10

Use allowed outright? Y by prescribed conditions? _____ by CUP? _____

Permits required FMA

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

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

In Historic Residential District? N

In Historic District Commercial Overlay? N

Historic Landmark Structure? N

Agreement with Neighborhood Plan? Y

Non-Conforming? (setbacks, parking, landscaping, use)? N planned

TPR addressed? NA

Parks Master Plan checked? (re: trails and pathways) River path here

NAME	ADDRESS	E-MAIL	AFFILIATION
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