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**STAFF REPORT**

**PLANNING DIRECTOR DECISION**

DATE: August 17, 2010

FILE NO.: MIS-10-16

SUBJECT: Request to construct garage addition, and roof and pillars on an existing front deck, at 5743 River Street, requiring a Flood Management Area permit

PLANNER: Tom Soppe, Associate Planner

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**SPECIFIC DATA**

**OWNER/**

**APPLICANT:** Greg and Kathy Mitchell, 5743 River Street, West Linn, OR 97068

**CONSULTANTS:** Streitberger Home Design, 1562 Buck Street, West Linn, OR 97068

**SITE LOCATION:** 5743 River Street

**SITE SIZE:** Approx. 0.58 acres

**LEGAL**

**DESCRIPTION:** 2 2E 30BD, Tax Lot 500

**COMP PLAN**

**DESIGNATION:** Low-Density Residential

**ZONING:** R-10, Single-Family Residential

**APPROVAL**

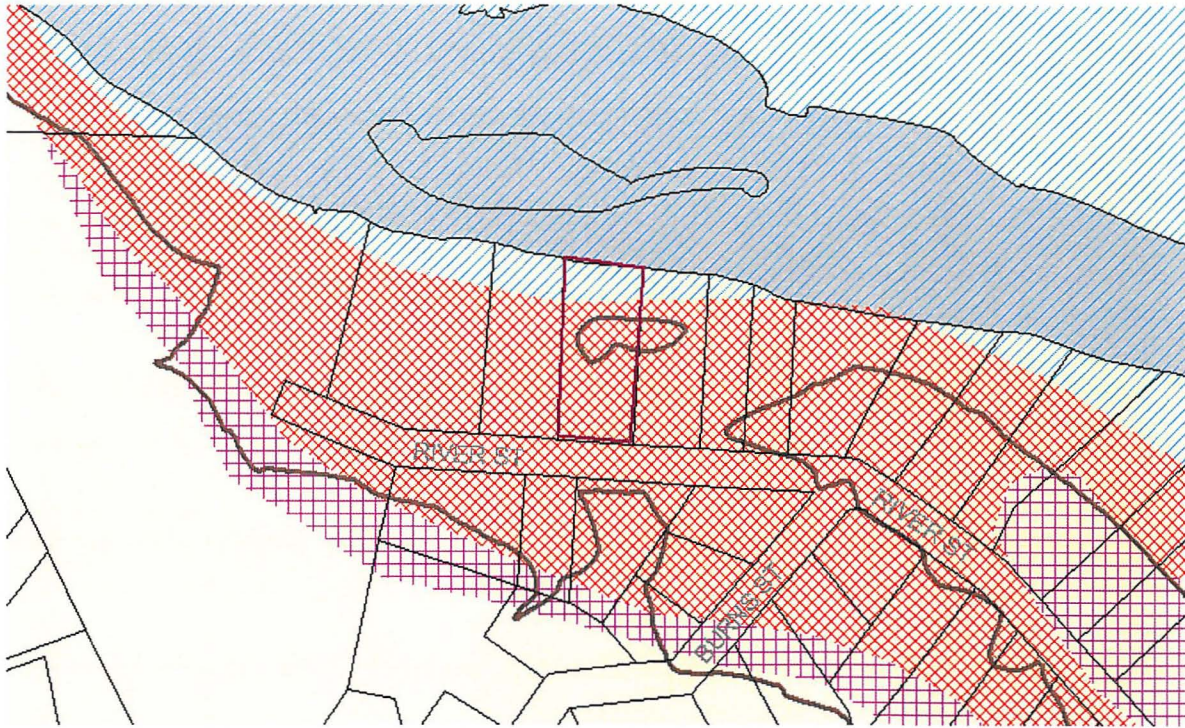
**CRITERIA:** Community Development Code (CDC ) Chapter 27, Flood Management Areas

**120-DAY RULE:** The application became complete on July 27, 2010. The 120-day period therefore ends on November 24, 2010.

**PUBLIC NOTICE:** Notice was mailed to property owners within 100 feet of the subject property and the Bolton Neighborhood Association on August 2, 2010. The notice was also posted on the City's website. Therefore, public notice requirements of CDC Chapter 99 have been met.

**EXECUTIVE SUMMARY:**

The subject property is outlined in purple on the following map. The Flood Management Area consists of all areas in the floodway and the 100-year floodplain as well as areas within the 1996 flood line. As can be seen on the map below, the entire property is within the Flood Management Area. CDC 27.020 states, "A flood management area permit is required for all development in the Flood Management Area Overlay Zone." The applicant proposes an addition onto the garage and a roof, and supporting pillars, over an existing front deck of the house on the south side of the existing structures, facing River Street. Staff finds that the application meets the criteria of Chapter 27 with the proposed conditions requiring flood openings in the garage addition and requiring proof of the balance of cut and fill, including for the new above ground structures.



**Vicinity Map (Site is outlined in purple, floodway is in light blue hatches, 100 year floodplain in red hatches, and the 1996 flood line is brown)**

Site Conditions. The approximately 25,000 square foot site is a typical lot on the river side of River Street. It contains a single-family residence and garage in the area of the lot just uphill from the Willamette River. Despite being approximately 25 feet higher in elevation than the river itself, the area where the house and garage are located is in the 100-year floodplain.

Project Description. The applicant proposes an addition onto the garage, which would almost double its footprint, and a roof, and supporting pillars, on the existing front deck of the house. Both of these project components would be located the south side of the existing structures, facing River Street.

Surrounding Land Use. The Willamette River lies to the north of the site. Two houses lie west of the site. River Street dead ends at the trailhead entrance to Maddax Woods Park which continues northwest along the river to become Burnside Park. All surrounding zoning is R-10. Most of these R-10 lots are occupied by single-family homes, and the ones on the east and north sides of River Street are riverside properties like the subject property. Like the subject property, many of these lots have houses and/or garages that lie within the Flood Management Area. Burns Street intersects with River Street approximately a block east of the site. It continues uphill approximately 3 blocks before entering the West Linn Central Village area which contains many retail stores as well as the post office and West Linn Public Library.

Approval Criteria and Analysis. CDC 27.020 states, "A flood management area permit is required for all development in the Flood Management Area Overlay Zone." Chapter 2 definitions defines Flood Management Area as "All lands contained in the Flood Management Area Overlay Zone which include: lands within the 100-year floodplain, flood area, and



floodway as shown on the FEMA flood insurance map dated June 17, 2008; the area of inundation for the February 1996 flood; and lands which have documented evidence of flooding.” The areas of the property where the development is proposed are in both the 100-year floodplain and the 1996 flood area. Therefore a Flood Management Area permit is needed. The proposed addition to an existing residential structure and an existing accessory structure are subject to CDC Section 27.060, Approval Criteria; Section 27.070, Construction Materials and Methods; and Section 27.080, Residential Construction as well as the requirements of the R-10 District. The proposed project meets the requirements of the R-10 District (e.g., setbacks, lot coverage, and height). The areas of the site proposed for development are in the Willamette River Greenway overlay zone. However a Willamette River Greenway permit is not needed as these areas of the site are classified as “Allow Development”. Section 28.040(T) lists as an exception to the Willamette River Greenway permit “The construction, remodeling or additions of home and accessory structures that take place completely within the ‘Not Affected by Recommendation’ or ‘Allow Development’ of Metro’s Habitat Conservation Maps”.

## **PUBLIC COMMENTS**

No public comments have been received.

## **RECOMMENDATION**

Based on findings contained in the applicant’s submittal in the City record, staff finds that there are sufficient grounds to **approve** this application (MISC-10-16) subject to the following conditions of approval:

1. Site plan. The improvements shall conform to the site plan on Page 24 of Exhibit PD-5.
2. Balanced cut and fill. Prior to the issuance of building permit, the applicant shall demonstrate that all fill, including fill for the garage, its foundation, any flood storage displaced by the garage and the posts supporting the roof, is balanced with excavation elsewhere on site.
3. Flood openings for garage. Flood openings meeting the specifications of 2008 Oregon Residential Specialty Code Section R.324.2.2.2 shall be provided in the walls of the garage addition. This code section is can be seen on Page 12, Exhibit PD-1.

**Note to applicant:** Be sure to follow all provisions of the 2008 Oregon Residential Specialty Code Section R324 Flood-Resistant Construction, which is attached as Exhibit PD-1, Pages 10-13.

I declare to have no interest in the outcome of this decision due to some past or present involvement with the applicant, the subject property, or surrounding properties, and therefore, can render an impartial decision. The provisions of the Community Development Code Chapter 99 have been met.



John Sonnen  
JOHN SONNEN, Planning Director

August 19, 2010  
DATE

Appeals to this decision must be filed with the West Linn Planning Department within 14 days of mailing date. Cost is \$400. The appeal must be filed by an individual who has established standing by submitting written comments prior to or on August 17, 2010. Approval will lapse 3 years from effective approval date unless an extension is obtained.

Mailed this 23 day of August, 2010.  
Therefore, the 14-day appeal period ends at 5 p.m., on

September 6, 2010.

p:/devrvw/projects folder/projects 2010/MISC-10-16/staff report MIS-10-16

# ADDENDUM

## APPROVAL CRITERIA AND FINDINGS

### MISC-10-16

Staff recommends adoption of the findings for approval contained within the applicant's submittal, with the following exceptions and additions:

#### CHAPTER 27, FLOOD MANAGEMENT AREAS

##### 27.060 APPROVAL CRITERIA

*The Planning Director shall make written findings with respect to the following criteria when approving, approving with conditions, or denying an application for development in flood management areas.*

*A. Development, excavation, and fill shall be performed in a manner to maintain or increase flood storage and conveyance capacity and not increase design flood elevations.*

##### **FINDING NO. 1:**

There will be no development in the floodway. The proposed development will consist of pillars supporting a new roof section and a garage addition in the 100-year floodplain. The proposed development will not have a significant effect on flood storage and conveyance capacity. The applicant's finding on Page 23 of Exhibit PD-5 states that there will be very little cut and fill and it will be balanced. In addition Condition 2 requires the applicant to demonstrate this, including for the area displaced by the walls, foundation, etc. of the garage addition and the deck roof pillars. The criterion is met.

*B. No net fill increase in any floodplain is allowed. All fill placed in a floodplain shall be balanced with an equal amount of soil material removal. Excavation areas shall not exceed fill areas by more than 50 percent of the square footage. Any excavation below bankful stage shall not count toward compensating for fill.*

##### **FINDING NO. 2:**

This is a minor project in terms of the need for any cut and fill, and cut and fill will be easily balanced. In addition Condition 2 requires the applicant to demonstrate this, including for the area displaced by the walls, foundation, etc. of the garage addition and the deck roof pillars.

*C. Excavation to balance a fill shall be located on the same parcel as the fill unless it is not reasonable or practicable to do so. In such cases, the excavation shall be located in the same drainage basin and as close as possible to the fill site, so long as the proposed excavation and fill will not increase flood impacts for surrounding properties as determined through hydrologic and hydraulic analysis.*

**FINDING NO. 3:**

All work including all cut and fill will be on the same parcel.

*D. Minimum finished floor elevations must be at least one foot above the design flood height or highest flood of record, whichever is higher, for new habitable structures in the flood area.*

**FINDING NO. 4:**

There will be no new habitable structures as the only improvements proposed are a new roof on a deck and an addition to a garage.

*E. Temporary fills permitted during construction shall be removed.*

**FINDING NO. 5:**

Any temporary fills will be removed after construction.

*F. Prohibit encroachments, including fill, new construction, substantial improvements, and other development in floodways unless certification by a professional civil engineer licensed to practice in the state of Oregon is provided demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.*

**FINDING NO. 6:**

There will be no development in the floodway.

*G. All proposed improvements to the floodplain or floodway which might impact the flood carrying capacity of the river shall be designed by a professional civil engineer licensed to practice in the state of Oregon.*

**FINDING NO. 7:**

The development proposed in the 100-year floodplain is not expected to impact the flood carrying capacity of the river.

*H. New culverts, stream crossings, and transportation projects shall be designed as balanced cut and fill projects or designed not to significantly raise the design flood elevation. Such projects shall be designed to minimize the area of fill in flood management areas and to minimize erosive velocities. Stream crossings shall be as close to perpendicular to the stream as practicable. Bridges shall be used instead of culverts wherever practicable.*

**FINDING NO. 8:**

No new culverts, stream crossings, or transportation projects are proposed. There are no waterways on site except for the river itself. The criterion is not applicable.

*I. Excavation and fill required for the construction of detention facilities or structures, and other facilities, such as levees, specifically shall be designed to reduce or mitigate flood impacts and improve water quality. Levees shall not be used to create vacant buildable land.*



**FINDING NO. 9:**

There will be no detention facilities or structures required since there will not be 500 square feet of new impervious area. The garage addition will be approximately 22 x 25 (425 square feet) and the deck roof proposed is over an existing deck. No levees are proposed. The criterion is not applicable.

*J. The applicant shall provide evidence that all necessary permits have been obtained from those Federal, State, or local governmental agencies from which prior approval is required.*

**FINDING NO. 10:**

This is a minor addition in the 100-year floodplain, so other permits are not expected to be needed from other agencies.

**27.070 CONSTRUCTION MATERIALS AND METHODS**

*A. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage using methods and practices that minimize flood damage.*

**FINDING NO. 11:**

All materials used will conform to this criterion.

*B. Electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.*

*C. New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.*

*D. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters.*

*E. On site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.*

**FINDING NO. 12:**

There will not be any new electrical, heating, ventilation, plumbing, air conditioning, water supply systems, sanitary sewage systems, waste disposal systems, or other service facilities due to the proposed improvements. The criteria are not applicable.

*F. All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure.*

**FINDING NO. 13:**

All improvements will be anchored to prevent the problems listed in this criterion. The criterion is met.

## **27.080 RESIDENTIAL CONSTRUCTION**

*A. New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated to at least one foot above the base flood elevation.*

### **FINDING NO. 14:**

There will be no new footprint area on the house itself or the attached deck, only a new roof on the deck and the pillars to hold it in place. There will be new floor area in the garage addition but this is not a residential structure, only a non-habitable accessory structure to a residential use. The criterion is not applicable.

*B. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a professional civil engineer or architect licensed to practice in the state of Oregon, and must meet or exceed the following minimum criteria:*

*C. Crawlspace. Crawlspace is a commonly used method of elevating buildings in Special Flood Hazard Areas (SFHAs) to or above the Base Flood Elevation (BFE), and are allowed subject to the following requirements:*

### **FINDING NO. 15:**

There will be no new enclosed areas below ground, including crawlspaces. The criteria are not applicable.

*D. A poured slab placed over fill can be used to elevate the lowest floor of a structure above the base flood elevation. However, when a building site is filled, it is still in the floodplain and no basements are permitted.*

### **FINDING NO. 16:**

The garage addition's floor will match the floor elevation of the existing garage. This is acceptable since this is not a habitable structure, as discussed in Finding No. 14 above. There are no basements proposed in this application. The criterion is met.

*E. Placing a structure on piers, piles, and posts is allowed provided supporting members are designed to resist hydrostatic and hydrodynamic forces.*

### **FINDING NO. 17:**

The roof of the deck will be held up by pillars. The applicant's findings on Page 123 of Exhibit PD-5 state that the pillars will be appropriately anchored. The garage addition will match the existing garage floor, so this structure will not be placed on piers, piles, or posts. The criterion is met.

## **CHAPTER 11, SINGLE-FAMILY RESIDENTIAL DETACHED, R-10**

*Chapter 11, the R-10 zone, provides use regulations and development standards that apply to the site. Single-family detached residential units are allowed outright in this zone with a*

*minimum lot size of 10,000 square feet. The minimum front yard is 20 feet and the minimum side yard is 7.5 feet. The maximum lot coverage is 35% and the maximum height is 35 feet.*

**FINDING NO. 18**

This is a single-family detached residential property on an approximately 25,000 square foot lot, so the use and additions to it are allowed outright in this zone. The addition to the garage will meet the 7.5 foot side setback. The roof on the deck will meet the 7.5 foot side setback also. All new development will be at least 60 feet from the front lot line. Lot coverage will still be far below 35% of the site as can be seen on the site plan. The garage addition and deck roof will be less than 35 feet tall. The provisions of Chapter 11 are met.



**R319.1.4 Wood columns.** Wood columns shall be approved wood of natural decay resistance or approved pressure-preservative-treated wood.

**Exceptions:**

1. Columns exposed to the weather or in basements when supported by concrete piers or metal pedestals projecting 1 inch (25.4 mm) above a concrete floor or 6 inches (152 mm) above exposed earth and the earth is covered by an approved impervious moisture barrier.
2. Columns in enclosed crawl spaces or unexcavated areas located within the periphery of the building when supported by a concrete pier or metal pedestal at a height more than 8 inches (203mm) from exposed earth and the earth is covered by an impervious moisture barrier.

**R319.1.5 Exposed glued-laminated timbers.** The portions of glued-laminated timbers that form the structural supports of a building or other structure and are exposed to weather and not properly protected by a roof, eave or similar covering shall be pressure treated with preservative, or be manufactured from naturally durable or preservative-treated wood.

**R319.2 Quality mark.** Lumber and plywood required to be pressure-preservative-treated in accordance with Section R319.1 shall bear the quality mark of an approved inspection agency that maintains continuing supervision, testing and inspection over the quality of the product and that has been approved by an accreditation body that complies with the requirements of the American Lumber Standard Committee treated wood program.

**R319.2.1 Required information.** The required quality mark on each piece of pressure-preservative-treated lumber or plywood shall contain the following information:

1. Identification of the treating plant.
2. Type of preservative.
3. The minimum preservative retention.
4. End use for which the product was treated.
5. Standard to which the product was treated.
6. Identity of the approved inspection agency.
7. The designation "Dry," if applicable.

**Exception:** Quality marks on lumber less than 1 inch (25.4 mm) nominal thickness, or lumber less than nominal 1 inch by 5 inches (25.4 mm by 127 mm) or 2 inches by 4 inches (51 mm by 102 mm) or lumber 36 inches (914 mm) or less in length shall be applied by stamping the faces of exterior pieces or by end labeling not less than 25 percent of the pieces of a bundled unit.

**R319.3 Fasteners.** Fasteners and washers for pressure-preservative and fire-retardant-treated wood shall be of hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper. The coating weights for zinc-coated fasteners shall be in accordance with ASTM A 153.

**Exceptions:**

1. One-half-inch (12.7 mm) diameter or larger steel bolts.
2. Fasteners other than nails and timber rivets shall be permitted to be of mechanically deposited zinc-coated steel with coating weights in accordance with ASTM B 695, Class 55, minimum.

**SECTION R320  
PROTECTION AGAINST  
SUBTERRANEAN TERMITES  
Not adopted by the State of Oregon**

**SECTION R321  
SITE ADDRESS**

**R321.1 Premises identification.** Approved numbers or addresses shall be provided for all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property.

**SECTION R322  
ACCESSIBILITY**

**R322.1 Scope.** Dwelling units required to be accessible by ORS 447.231 shall comply with Chapter 11 of the *Building Code* as applicable.

**SECTION R323  
ELEVATORS AND PLATFORM LIFTS**

**R323.1 Elevators.** Where provided, passenger elevators, limited-use/limited-application elevators or private residence elevators shall comply with ASME A17.1.

**R323.1.1 Permits.** Pursuant to the Elevator Safety Laws, ORS Chapter 460, an application, plan review and permit for elevators, dumbwaiters, vertical and inclined wheelchair lifts, and stairway chair lifts, installed in private residences, must be obtained from Building Codes Division, Elevator Safety Program (ORS 460.035).

**R323.2 Platform lifts.** Where provided, platform lifts shall comply with ASME A18.1.

**R323.3 Accessibility.** Elevators or platform lifts in covered multifamily dwellings shall comply with Chapter 11 of the *Building Code*.

**SECTION R324  
FLOOD-RESISTANT CONSTRUCTION**

**R324.1 General.** Buildings and structures constructed in whole or in part in flood hazard areas (including A or V Zones) as identified by the local jurisdiction shall be designed and constructed in accordance with the provisions contained in this section.

**Exception:** Buildings and structures located in whole or in part in identified floodways as established by the local jurisdiction shall be designed and constructed as stipulated in the

*Building Code* or equivalent design methods based on nationally recognized standards.

**R324.1.1 Structural systems.** All structural systems of all buildings and structures shall be designed, connected and anchored to resist flotation, collapse or permanent lateral movement resulting from hydrodynamic and hydrostatic loads and stresses including the effects of buoyancy.

**R324.1.2 Flood-resistant construction.** All buildings and structures erected in areas prone to flooding shall be constructed by methods and practices that minimize flood damage.

**R324.1.3 Establishing the design flood elevation.** The design flood elevation shall be used to define areas prone to flooding, and shall describe, at a minimum, the base flood elevation at the depth of peak elevation of flooding (including wave height) which has a 1 percent (100-year flood) or greater chance of being equaled or exceeded in any given year.

**R324.1.3.1 Determination of design flood elevations.**

If design flood elevations are not specified, the building official is authorized to require the applicant to:

1. Obtain and reasonably use data available from a federal, state or other source; or
2. Determine the design flood elevation in accordance with accepted hydrologic and hydraulic engineering practices used to define special flood hazard areas. Determinations shall be undertaken by a registered design professional who shall document that the technical methods used reflect currently accepted engineering practice. Studies, analyses and computations shall be submitted in sufficient detail to allow thorough review and approval.

**R324.1.3.2 Determination of impacts.** In riverine flood hazard areas where design flood elevations are specified but floodways have not been designated, the applicant shall demonstrate that the effect of the proposed buildings and structures on design flood elevations, including fill, when combined with all other existing and anticipated flood hazard area encroachments, will not increase the design flood elevation more than 1 foot (305 mm) at any point within the jurisdiction.

**R324.1.4 Lowest floor.** The lowest floor shall be the floor of the lowest enclosed area, including basement, but excluding any unfinished flood-resistant enclosure that is useable solely for vehicle parking, building access or limited storage provided that such enclosure is not built so as to render the building or structure in violation of this section.

**R324.1.5 Protection of mechanical and electrical systems.** Electrical systems, equipment and components, and heating, ventilating, air conditioning and plumbing appliances, plumbing fixtures, duct systems, and other service equipment shall be located above the design flood elevation. If replaced as part of a substantial improvement, electrical systems, equipment and components, and heating, ventilating, air conditioning, and plumbing appliances, plumbing fixtures, duct systems, and other service equipment shall meet the requirements of this section. Systems, fixtures, and

equipment and components shall not be mounted on or penetrate through walls intended to break away under flood loads.

**Exception:** Electrical systems, equipment and components, and heating, ventilating, air conditioning and plumbing appliances, plumbing fixtures, duct systems, and other service equipment are permitted to be located below the design flood elevation provided that they are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding to the design flood elevation in compliance with the flood-resistant construction requirements of the *Building Code*. Electrical wiring systems are permitted to be located below the design flood elevation provided they conform to the provisions of the *Electrical Code* for wet locations.

**R324.1.6 Protection of water supply and sanitary sewage systems.** New and replacement water supply systems shall minimize or eliminate infiltration of flood waters into the systems in accordance with the plumbing provisions of this code. New and replacement sanitary sewage systems shall minimize or eliminate infiltration of floodwaters into systems and discharges from systems into floodwaters in accordance with the plumbing provisions of this code.

**R324.1.7 Flood-resistant materials.** Building materials used below the design flood elevation shall comply with the following:

1. All wood, including floor sheathing, shall be pressure-preservative-treated in accordance with AWWA U1 for the species, product, preservative and end use or be the decay-resistant heartwood of redwood, black locust or cedars. Preservatives shall be listed in Section 4 of AWWA U1.
2. Materials and installation methods used for flooring and interior and exterior walls and wall coverings shall conform to the provisions of FEMA/FIA-TB

**R324.1.8 Manufactured housing.** New or replacement manufactured housing shall be elevated in accordance with Section R324.2 and the anchor and tie-down requirements of Sections AE101 and AE102 of Appendix E shall apply. The foundation and anchorage of manufactured housing to be located in identified floodways, as established and approved by the local jurisdiction, shall be designed by a registered design professional and constructed in accordance with Section R324.1.1.

**R324.1.9 As-built elevation documentation.** A registered design professional shall prepare and seal documentation of the elevations specified in Section R324.2 or R324.3.

**R324.2 Flood hazard areas (including A Zones).** Areas that have been determined to be prone to flooding but not subject to high velocity wave action shall be designated as flood hazard areas. All buildings and structures constructed in whole or in part in flood hazard areas shall be designed and constructed in accordance with Sections R324.2.1 and R324.2.3.

**Exception:** Walls and partitions enclosing areas below the design flood elevation shall meet the requirements of Sections R324.3.4 and R324.3.5.

**R324.3.3 Foundations.** Buildings and structures erected in coastal high-hazard areas shall be supported on pilings or columns and shall be adequately anchored to those pilings or columns. Pilings shall have adequate soil penetrations to resist the combined wave and wind loads (lateral and uplift). Water loading values used shall be those associated with the design flood. Wind loading values shall be those required by this code. Pile embedment shall include consideration of decreased resistance capacity caused by scour of soil strata surrounding the piling. Pile systems design and installation shall be certified in accordance with Section R324.3.6. Mat, raft or other foundations that support columns shall not be permitted where soil investigations that are required in accordance with Section R401.4 indicate that soil material under the mat, raft or other foundation is subject to scour or erosion from wave-velocity flow conditions. Slabs, pools, pool decks and walkways shall be located and constructed to be structurally independent of buildings and structures and their foundations to prevent transfer of flood loads to the buildings and structures during conditions of flooding, scour or erosion from wave-velocity flow conditions, unless the buildings and structures and their foundation are designed to resist the additional flood load.

**R324.3.4 Walls below design flood elevation.** Walls and partitions are permitted below the elevated floor, provided that such walls and partitions are not part of the structural support of the building or structure and:

1. Electrical, mechanical, and plumbing system components are not to be mounted on or penetrate through walls that are designed to break away under flood loads; and
2. Are constructed with insect screening or open lattice; or
3. Are designed to break away or collapse without causing collapse, displacement or other structural damage to the elevated portion of the building or supporting foundation system. Such walls, framing and connections shall have a design safe loading resistance of not less than 10 (479 Pa) and no more than 20 pounds per square foot (958 Pa); or
4. Where wind loading values of this code exceed 20 pounds per square foot (958 Pa), the construction documents shall include documentation prepared and sealed by a registered design professional that:
  - 4.1. The walls and partitions below the design flood elevation have been designed to collapse from a water load less than that which would occur during the design flood.
  - 4.2. The elevated portion of the building and supporting foundation system have been designed to withstand the effects of wind and flood loads acting simultaneously on all building components (structural and nonstructural). Water loading values used shall be those associated

with the design flood. Wind loading values shall be those required by this code.

**R324.3.5 Enclosed areas below design flood elevation.** Enclosed areas less than 1 foot (305 mm) above the design flood elevation shall be used solely for parking of vehicles, building access or storage.

**R324.3.6 Construction documents.** The construction documents shall include documentation that is prepared and sealed by a registered design professional that the design and methods of construction to be used meet the applicable criteria of this section.

## SECTION R325 WILDFIRE HAZARD MITIGATION

**R325.1 Purpose.** The purpose of this section is to provide minimum standards for dwellings and their accessory structures located in or adjacent to vegetated areas subject to wildfires, to reduce or eliminate hazards presented by such fires.

**R325.2 Scope.** The provisions of this section shall apply to dwellings required to be protected against wildfire by a jurisdiction which has adopted wildfire zoning regulations.

**R325.3 Wildfire hazard zone.** A wildfire hazard zone is an area legally determined by a jurisdiction to have special hazards caused by a combination of combustible natural fuels, topography and climatic conditions that result in a significant hazard of catastrophic fire over relatively long periods each year. Wildfire hazard zones shall be determined using criteria established by the Oregon Department of Forestry.

**R325.3.1 Wildfire hazard zone requirements.** Dwellings and their accessory structures shall be protected against wildfire by the following requirement in addition to other requirements of this code.

**R325.3.1.1 Roofing.** Roofing shall be asphalt shingles in accordance with Section R905.2; slate shingles in accordance with Section R905.6; metal roofing in accordance with Section R905.4; tile, clay or concrete shingles in accordance with Section R905.3; and other approved roofing which is deemed to be equivalent to a minimum Class C rated roof covering. Untreated wood shingle and shake roofs are not permitted when the construction site is in a wildfire hazard zone as determined by Section R325.3.

**R325.3.1.2 Re-roofing or repair of roofing of existing buildings.** When 50 percent or more of the roof covering of any building is repaired or replaced within one year, the roof covering shall be made to comply with this section and attic ventilation shall be made to comply with this code. Ventilation openings shall be protected with corrosion-resistant wire mesh not greater than ½-inch (12.7 mm) or less than ¼-inch (3.2 mm) in any dimension.



**R324.2.1 Elevation requirements.** For the purposes of Section R324, required elevations shall be a minimum of 1 foot (305 mm) above the design flood elevation unless increased by the local jurisdiction under the authority of National Flood Insurance Program (NFIP) incorporated in 423 U.S.C. 40001-4128.

1. Buildings and structures shall have the lowest floors elevated at least 1 foot (305 mm) above the design flood elevation.
2. In areas of shallow flooding (AO Zones), buildings and structures shall have the lowest floor (including basement) elevated at least as high above the highest adjacent grade as 1 foot (305 mm) above the depth number specified in feet (mm) on the FIRM, or at least 3 feet (914 mm) if a depth number is not specified.
3. Basement floors that are below grade on all sides shall be elevated at least 1 foot (305 mm) above the design flood elevation.

**Exception:** Enclosed areas below the design flood elevation, including basements whose floors are not below grade on all sides, shall meet the requirements of Section R324.2.2.

4. The finished ground level of an under-floor space such as a crawl space shall be equal to or higher than the outside finished ground level.

**Exception:** Under-floor spaces that meet the requirements of FEMA/FIA-TB-11.

**R324.2.2 Enclosed area below design flood elevation.** Enclosed areas, including crawl spaces, that are below the design flood elevation shall:

1. Be used solely for parking of vehicles, building access or storage.
2. Be provided with flood openings that meet the following criteria:
  - 2.1. There shall be a minimum of two openings on different sides of each enclosed area; if a building has more than one enclosed area below the design flood elevation, each area shall have openings on exterior walls.
  - 2.2. The total net area of all openings shall be at least 1 square inch (645 mm<sup>2</sup>) for each square foot (0.093 m<sup>2</sup>) of enclosed area, or the openings shall be designed and the construction documents shall include a statement that the design and installation will provide for equalization of hydrostatic flood forces on exterior walls by allowing for the automatic entry and exit of floodwaters.
  - 2.3. The bottom of each opening shall be 1 foot (305 mm) or less above the adjacent ground level.
  - 2.4. Openings shall be at least 3 inches (76 mm) in diameter.

2.5. Any louvers, screens or other opening covers shall allow the automatic flow of floodwaters into and out of the enclosed area.

2.6. Openings installed in doors and windows, that meet requirements 2.1 through 2.5, are acceptable; however, doors and windows without installed openings do not meet the requirements of this section.

**R324.2.3 Foundation design and construction.** Foundation walls for all buildings and structures erected in flood hazard areas shall meet the requirements of Chapter 4.

**Exception:** Unless designed in accordance with Section R404:

1. The unsupported height of 6-inch (152 mm) plain masonry walls shall be no more than 3 feet (914 mm).
2. The unsupported height of 8-inch (203 mm) plain masonry walls shall be no more than 4 feet (1219 mm).
3. The unsupported height of 8-inch (203 mm) reinforced masonry walls shall be no more than 8 feet (2438 mm).

For the purpose of this exception, unsupported height is the distance from the finished grade of the under-floor space and the top of the wall.

**R324.3 Coastal high-hazard areas (including V Zones).**

Areas that have been determined to be subject to wave heights in excess of 3 feet (914 mm) or subject to high-velocity wave action or wave-induced erosion shall be designated as coastal high-hazard areas. Buildings and structures constructed in whole or in part in coastal high-hazard areas shall be designated and constructed in accordance with Sections R324.3.1 through R324.3.6.

**R324.3.1 Location and site preparation.**

1. Buildings and structures shall be located landward of the reach of mean high tide.
2. For any alteration of sand dunes and mangrove stands the building official shall require submission of an engineering analysis which demonstrates that the proposed alteration will not increase the potential for flood damage.

**R324.3.2 Elevation requirements.**

1. All buildings and structures erected within coastal high hazard areas shall be elevated so that the lowest portion of all structural members supporting the lowest floor, with the exception of mat or raft foundations, piling, pile caps, columns, grade beams and bracing, is located at least 1 foot (305 mm) above the design flood elevation.
2. Basement floors that are below grade on all sides are prohibited.
3. The use of fill for structural support is prohibited.
4. The placement of fill beneath buildings and structures is prohibited.

**Exception:** Walls and partitions enclosing areas below the design flood elevation shall meet the requirements of Sections R324.3.4 and R324.3.5.

**R324.3.3 Foundations.** Buildings and structures erected in coastal high-hazard areas shall be supported on pilings or columns and shall be adequately anchored to those pilings or columns. Pilings shall have adequate soil penetrations to resist the combined wave and wind loads (lateral and uplift). Water loading values used shall be those associated with the design flood. Wind loading values shall be those required by this code. Pile embedment shall include consideration of decreased resistance capacity caused by scour of soil strata surrounding the piling. Pile systems design and installation shall be certified in accordance with Section R324.3.6. Mat, raft or other foundations that support columns shall not be permitted where soil investigations that are required in accordance with Section R401.4 indicate that soil material under the mat, raft or other foundation is subject to scour or erosion from wave-velocity flow conditions. Slabs, pools, pool decks and walkways shall be located and constructed to be structurally independent of buildings and structures and their foundations to prevent transfer of flood loads to the buildings and structures during conditions of flooding, scour or erosion from wave-velocity flow conditions, unless the buildings and structures and their foundation are designed to resist the additional flood load.

**R324.3.4 Walls below design flood elevation.** Walls and partitions are permitted below the elevated floor, provided that such walls and partitions are not part of the structural support of the building or structure and:

1. Electrical, mechanical, and plumbing system components are not to be mounted on or penetrate through walls that are designed to break away under flood loads; and
2. Are constructed with insect screening or open lattice; or
3. Are designed to break away or collapse without causing collapse, displacement or other structural damage to the elevated portion of the building or supporting foundation system. Such walls, framing and connections shall have a design safe loading resistance of not less than 10 (479 Pa) and no more than 20 pounds per square foot (958 Pa); or
4. Where wind loading values of this code exceed 20 pounds per square foot (958 Pa), the construction documents shall include documentation prepared and sealed by a registered design professional that:
  - 4.1. The walls and partitions below the design flood elevation have been designed to collapse from a water load less than that which would occur during the design flood.
  - 4.2. The elevated portion of the building and supporting foundation system have been designed to withstand the effects of wind and flood loads acting simultaneously on all building components (structural and nonstructural). Water loading values used shall be those associated

with the design flood. Wind loading values shall be those required by this code.

**R324.3.5 Enclosed areas below design flood elevation.** Enclosed areas less than 1 foot (305 mm) above the design flood elevation shall be used solely for parking of vehicles, building access or storage.

**R324.3.6 Construction documents.** The construction documents shall include documentation that is prepared and sealed by a registered design professional that the design and methods of construction to be used meet the applicable criteria of this section.

## SECTION R325 WILDFIRE HAZARD MITIGATION

**R325.1 Purpose.** The purpose of this section is to provide minimum standards for dwellings and their accessory structures located in or adjacent to vegetated areas subject to wildfires, to reduce or eliminate hazards presented by such fires.

**R325.2 Scope.** The provisions of this section shall apply to dwellings required to be protected against wildfire by a jurisdiction which has adopted wildfire zoning regulations.

**R325.3 Wildfire hazard zone.** A wildfire hazard zone is an area legally determined by a jurisdiction to have special hazards caused by a combination of combustible natural fuels, topography and climatic conditions that result in a significant hazard of catastrophic fire over relatively long periods each year. Wildfire hazard zones shall be determined using criteria established by the Oregon Department of Forestry.

**R325.3.1 Wildfire hazard zone requirements.** Dwellings and their accessory structures shall be protected against wildfire by the following requirement in addition to other requirements of this code.

**R325.3.1.1 Roofing.** Roofing shall be asphalt shingles in accordance with Section R905.2; slate shingles in accordance with Section R905.6; metal roofing in accordance with Section R905.4; tile, clay or concrete shingles in accordance with Section R905.3; and other approved roofing which is deemed to be equivalent to a minimum Class C rated roof covering. Untreated wood shingle and shake roofs are not permitted when the construction site is in a wildfire hazard zone as determined by Section R325.3.

**R325.3.1.2 Re-roofing or repair of roofing of existing buildings.** When 50 percent or more of the roof covering of any building is repaired or replaced within one year, the roof covering shall be made to comply with this section and attic ventilation shall be made to comply with this code. Ventilation openings shall be protected with corrosion-resistant wire mesh not greater than ½-inch (12.7 mm) or less than ¼-inch (3.2 mm) in any dimension.

**AFFIDAVIT OF NOTICE**

We, the undersigned do hereby certify that, in the interest of the party (parties) initiating a proposed land use, the following took place on the dates indicated below:

**GENERAL**

File No. MISC-10-16 Applicant's Name Greg + Kathy Mitchell  
Development Name Flood Plain at 5743 River Street  
Scheduled Meeting/Decision Date August 17th

**NOTICE:** Notices were sent at least 20 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

**TYPE A** \_\_\_\_\_

- A. The applicant (date) \_\_\_\_\_ (signed) \_\_\_\_\_
- B. Affected property owners (date) \_\_\_\_\_ (signed) \_\_\_\_\_
- C. School District/ Board (date) \_\_\_\_\_ (signed) \_\_\_\_\_
- D. Other affected gov't. agencies (date) \_\_\_\_\_ (signed) \_\_\_\_\_
- E. Affected neighborhood assns. (date) \_\_\_\_\_ (signed) \_\_\_\_\_
- F. All parties to an appeal or review (date) \_\_\_\_\_ (signed) \_\_\_\_\_

At least 10 days prior to the scheduled hearing or meeting, notice was published/posted:

Tidings (published date) \_\_\_\_\_ (signed) \_\_\_\_\_  
City's website (posted date) \_\_\_\_\_ (signed) \_\_\_\_\_

**SIGN**

At least 10 days prior to the scheduled hearing, meeting or decision date, a sign was posted on the property per Section 99.080 of the Community Development Code.

(date) \_\_\_\_\_ (signed) \_\_\_\_\_

**NOTICE:** Notices were sent at least 14 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

**TYPE B**  \*\*

- A. The applicant (date) \_\_\_\_\_ (signed) \_\_\_\_\_
- B. Affected property owners (date) \_\_\_\_\_ (signed) \_\_\_\_\_
- C. School District/ Board (date) \_\_\_\_\_ (signed) \_\_\_\_\_
- D. Other affected gov't. agencies (date) \_\_\_\_\_ (signed) \_\_\_\_\_
- E. Affected neighborhood assns. (date) \_\_\_\_\_ (signed) \_\_\_\_\_

*DBL - COE + DFW  
+ other all green sheet*

Notice was posted on the City's website at least 10 days prior to the scheduled hearing or meeting.  
Date: 8/2/2010 (signed) TJ

**STAFF REPORT** mailed to applicant, City Council/Planning Commission and any other applicable parties 10 days prior to the scheduled hearing.

(date) \_\_\_\_\_ (signed) \_\_\_\_\_

**FINAL DECISION** notice mailed to applicant, all other parties with standing, and, if zone change, the County surveyor's office.

(date) \_\_\_\_\_ (signed) \_\_\_\_\_



*CITY OF WEST LINN*  
*PLANNING DIRECTOR DECISION*

**FILE NO. MISC-10-16**

The West Linn Planning Director is considering the request of Greg & Kathy Mitchell for a Flood Management Area permit for a garage extension and front deck roof and pillars. The site is located at 5743 River Street. The permit is needed because the area proposed for the new development on site is in the 100-year floodplain. The decision will be based on the approval criteria in Chapter 27 of the Community Development Code (CDC). The approval criteria from the Community Development Code (Zoning Code) are available for review at City Hall, at the City Library, and on the Planning Department's page of the City's website under Documents/CDC.

You have been notified because County records show you own property within 100 feet of the site located at Tax Lot 500, Clackamas County Assessor's Map 2-2E-30BD, or as otherwise required by CDC 99.080(B).

All relevant materials in the above noted file are available for inspection at no cost, or copies may be obtained for a minimal charge per page. Although there is no public hearing, your comments and ideas can definitely influence the final decision of the Planning Director. Planning staff looks forward to discussing the application with you. **The final decision is expected to be made on, and no earlier than, August 17, 2010**, so please get in touch with us prior to this date. For further information, please contact Tom Soppe, Associate Planner, at City Hall, 22500 Salamo Rd., West Linn, OR 97068, telephone (503) 742-8660, or e-mail to [tsoppe@westlinnoregon.gov](mailto:tsoppe@westlinnoregon.gov)

Any appeals to this decision must be filed within 14 days of the final decision date with the Planning Department. Failure to raise an issue in person or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue, precludes the raising of the issue at a subsequent time on appeal or before the Land Use Board of Appeals.





GEPFORD CHARLES D TRUSTEE  
PO BOX 529  
WEST LINN OR 97068

HOLMES STEPHEN L  
5755 RIVER ST  
WEST LINN OR 97068

KLING DAVID L & KANDACE A  
5738 RIVER ST  
WEST LINN OR 97068

MITCHELL JON GREGORY TRUSTEE  
5743 RIVER ST  
WEST LINN OR 97068

NEWTON DAVID W  
5750 RIVER ST  
WEST LINN OR 97068

STATE OF OREGON  
775 SUMMER ST NE  
SALEM OR 97310

TRAEGER LINDA E CO-TRUSTEE  
5757 RIVER ST  
WEST LINN OR 97068

TRI-CITY SERVICE DIST  
150 BEAVERCREEK RD  
OREGON CITY OR 97045

WADSWORTH HOMER G TRUSTEE  
5725 RIVER ST  
WEST LINN OR 97068

STREITBERGER HOME DESIGN  
1562 BUCK ST  
WEST LINN OR 97068

STEVE GARNER  
BHT NA PRESIDENT  
3525 RIVERKNOLL WAY  
WEST LINN OR 97068

SALLY MCLARTY  
BOLTON NA PRESIDENT  
19575 RIVER RD # 64  
GLADSTONE OR 97027

ALEX KACHIRISKY  
HIDDEN SPRINGS NA PRESIDENT  
6469 PALOMINO WAY  
WEST LINN OR 97068

JEFF TREECE  
MARYLHURST NA PRESIDENT  
1880 HILLCREST DR  
WEST LINN OR 97068

BILL RELYEA  
PARKER CREST NA PRESIDENT  
3016 SABO LN  
WEST LINN OR 97068

THOMAS BOES  
ROBINWOOD NA PRESIDENT  
18717 UPPER MIDHILL DR  
WEST LINN OR 97068

DEAN SUHR  
ROSEMONT SUMMIT NA PRESIDENT  
21345 MILES DR  
WEST LINN OR 97068

DAVE RITTENHOUSE  
SAVANNA OAKS NA PRESIDENT  
2101 GREENE ST  
WEST LINN OR 97068

KRISTIN CAMPBELL  
SKYLINE RIDGE NA PRESIDENT  
1391 SKYE PARKWAY  
WEST LINN OR 97068

TROY BOWERS  
SUNSET NA PRESIDENT  
2790 LANCASTER ST  
WEST LINN OR 97068

BETH KIERES  
WILLAMETTE NA PRESIDENT  
1852 4TH AVE  
WEST LINN OR 97068

ALMA COSTON  
BOLTON NA DESIGNEE  
PO BOX 387  
WEST LINN OR 97068

SUSAN VAN DE WATER  
HIDDEN SPRINGS NA DESIGNEE  
6433 PALOMINO WAY  
WEST LINN OR 97068

KEVIN BRYCK  
ROBINWOOD NA DESIGNEE  
18840 NIXON AVE  
WEST LINN OR 97068

DOREEN VOKES  
SUNSET NA SEC/TREAS  
4972 PROSPECT ST  
WEST LINN OR 97068

TAMI HUBERT  
OREGON DEPT OF STATE LANDS  
775 SUMMER ST NE  
SALEM OR 97301-1279

BILL DAVIS  
US ARMY CORPS OF ENGINEERS  
PO BOX 2946  
PORTLAND OR 97208

HABITAT BIOLOGIST  
OREGON DEPT OF FISH & WILDLIFE  
18330 NW SAUVIE ISLAND RD  
PORTLAND OR 97231

GREG AND KATHY MITCHELL  
5743 RIVER ST  
WEST LINN OR 97068

*29 total*



# CITY OF West Linn

July 28, 2010

Greg & Kathy Mitchell  
5743 River Street  
West Linn, OR 97068

SUBJECT: MIS-10-16 Flood Management Area permit for garage addition and deck roof at 5743 River Street

Dear Mr. and Mrs. Mitchell:

Your application is complete as of your July 27, 2010 submittal. The City now has 120 days (until November 24, 2010) to exhaust all local review per state statute. The application will be scheduled for a Planning Director decision, and notice of this decision and its date will be sent to you and other stakeholders 14 days or more before the decision.

The complete application is (or will soon be) online at <http://westlinnoregon.gov/planning/5743-river-street-frontward-one-story-extension-garage-and-roof-support-structures-over-exs>.

Please contact me at 503-742-8660, or by email at [tsoppe@westlinnoregon.gov](mailto:tsoppe@westlinnoregon.gov) if you have any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tom Soppe', is written over a light blue horizontal line.

Tom Soppe  
Associate Planner

C: Streitberger Home Design, 1562 Buck Street, West Linn, OR 97068

C: Sally McLarty, Bolton Neighborhood Association, 19575 River Rd., #64, Gladstone, OR 97027

p:/devrvw/projects folder/projects 2010/misc-10-16/compl-mis-10-16

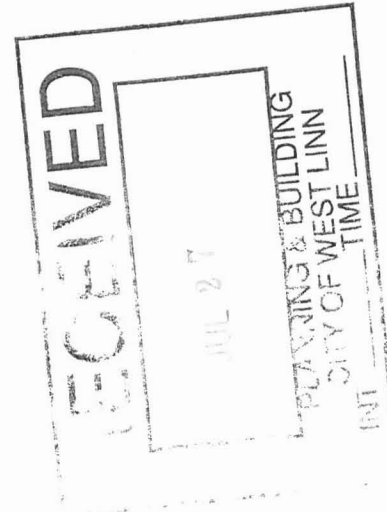


House at approx 44' = Basement (36')

Gar at approx 42' = (42')

per Greg Mitchell

*Greg Mitchell*





**City of West Linn  
PRE-APPLICATION CONFERENCE  
Notes  
April 15, 2010**

22500 Salamo Road  
West Linn OR 97068

[www.westlinnoregon.gov](http://www.westlinnoregon.gov)

direct: 503 742 8660  
main: 503 656 4211  
fax: 503 656 4106

[tsoppe@westlinnoregon.gov](mailto:tsoppe@westlinnoregon.gov)

**SUBJECT:** Garage addition and roof addition to deck at 5743 RIVER STREET, in Flood Management Area

**ATTENDEES:** Applicants: Greg Mitchell  
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 frontward one-story extension of a two-story garage structure detached from the main house. The applicant also proposes the addition of a roof and support structures atop an existing deck on the front of the house itself. The property is located at 5743 River Street. Per City GIS the entire property is located in the FEMA 100-year floodplain. Therefore the proposals require a Flood Management Area permit to be approved by Planning before a building permit is issued. Per Community Development Code (CDC) 27.020, "A flood management area permit is required for all development in the Flood Management Area Overlay Zone."

The area of the lot where most of the construction is proposed is within the Willamette River Greenway Overlay Zone as well. In Metro's Habitat Conservation Area (HCA) classifications these areas are in a part of the property classified "Allow Development". Per CDC 28.040(T), "The construction, remodeling or additions of home and accessory structures that take place completely within the 'Not Affected by Recommendation' or 'Allow Development' of Metro's Habitat Conservation Maps shall be exempt from a Willamette or Tualatin River Protection Area permit." Therefore the proposed development is exempt from a Willamette River Greenway (aka a Willamette River Protection Area permit in 28.040[T]).

**Process**

The Flood Management Area permit is required.

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 Sally McLarty, Bolton Neighborhood President, 503-722-2137 or [gbryck@easystreet.net](mailto:gbryck@easystreet.net). 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/planning/community-development-code-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.

***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.

27.060

- A. Excavation for foundation and footing only. Very little removal or fill needed.
- B. All fill will be balanced with any removal
- C. Excavation and fill balance will conform to basic standards
- D. Floor will be below flood level to match existing garage floor
- E. Any fill will be removed
- F. No encroachment will occur
- G. No improvements will impact the floor plain
- H. No culverts or stream crossing
- I. No detention facilities will be used
- J. No extra permits required.

27.070

- A. All material will conform
- B. No electric, heating, ventilation, plumbing will be needed
- C. No new water system needed
- D. No new sanitary sewage system needed
- E. No waste disposal needed
- F. All new construction shall conform to prevent flotation, collapse or lateral movement

27.080

- A. Foundation will conform with existing garage
- B. No floor below garage level
- C. No crawl space
- D. New garage floor will match the existing garage floor
- E. All post will be anchored to ground

**PLOT PLAN**  
 5143 RIVER STREET  
 WEST LINN, OREGON 97068  
 A REMODEL FOR MR & MRS MITCHELL  
 SCALE: 1" = 40'-0"

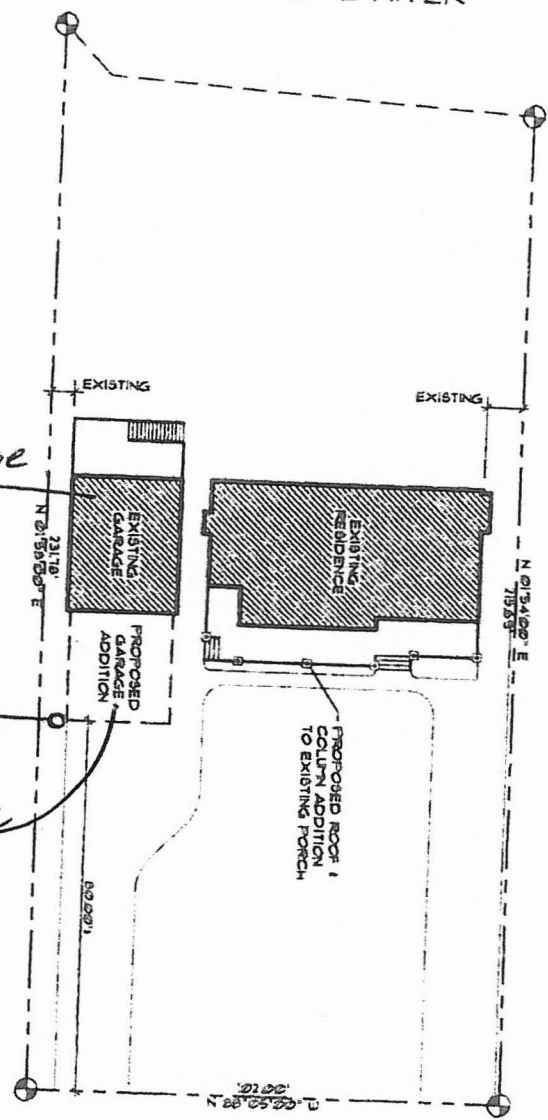
WILLAMETTE RIVER



*Existing garage  
 floor 32" below  
 flood plain*

*DOG FIE  
 14"  
 Removal*

*New garage floor  
 to match existing  
 garage floor*



**NOTE:**  
 ATTACH PROPOSED DRAINAGE  
 TO EXISTING DRAINAGE SYSTEM

RIVER STREET

A	4 NOV 2013
CAMPUER (HP-1000LL)	



8535 S.E. 13th Avenue  
 Portland, Oregon 97202  
 (503) 936-7772  
 www.streitberghomedesign.com

General Notes and Conditions: These drawings have been prepared on a generally accepted professional standard. Planning and execution are subject to change. Additional drawings and requirements may be required to complete the project. The contractor is responsible for all details and dimensions, and must meet all applicable codes and regulations. It is the contractor's responsibility to verify all dimensions and conditions on the site. The contractor shall be responsible for all dimensions and conditions on the site. The contractor shall be responsible for all dimensions and conditions on the site. The contractor shall be responsible for all dimensions and conditions on the site.



. All property at 5743 River St.  
is in the floodplain.

26



City of West Linn GIS (Geographic Information System), SnapMap Date: 4/1/2010

Scale: 078 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.





M1-10-16



# DEVELOPMENT REVIEW APPLICATION

## RECEIVED

JUN 17  
PLANNING & BUILDING  
PRE-APPLICATION MEETING  
WEST LINN  
CITY HALL

TYPE OF REVIEW (Please check all boxes that apply):

- |   |   |
|---|---|
| <input type="checkbox"/> Annexation                                 | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures |
| <input type="checkbox"/> Appeal and Review *                        | <input type="checkbox"/> One-Year Extension *                   |
| <input type="checkbox"/> Conditional Use                            | <input type="checkbox"/> Planned Unit Development               |
| <input type="checkbox"/> Design Review                              | <input type="checkbox"/> Pre-Application Meeting                |
| <input type="checkbox"/> Easement Vacation                          | <input type="checkbox"/> Quasi-Judicial Plan or Zone Change     |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities         | <input type="checkbox"/> Street Vacation                        |
| <input type="checkbox"/> Final Plat or Plan                         | <input type="checkbox"/> Subdivision                            |
| <input checked="" type="checkbox"/> Flood Plain Construction        | <input type="checkbox"/> Temporary Uses *                       |
| <input type="checkbox"/> Hillside Protection and Erosion Control    | <input type="checkbox"/> Tualatin River Greenway                |
| <input type="checkbox"/> Historic District Review                   | <input type="checkbox"/> Variance                               |
| <input type="checkbox"/> Legislative Plan or Change                 | <input type="checkbox"/> Water Resource Area Protection/Wetland |
| <input type="checkbox"/> Lot Line Adjustment * /**                  | <input type="checkbox"/> Willamette River Greenway              |
| <input type="checkbox"/> Minor Partition (Preliminary Plat or Plan) | <input type="checkbox"/> Other/Misc                             |

Home Occupation / Pre-Application / Sidewalk Use Application \* / Permanent Sign Review \* / Temporary Sign Application require individual application forms available in the forms and application section of the City Website or at City Hall.

TOTAL FEES/DEPOSIT \$1050<sup>00</sup> \* No CD required / \*\* Only one copy needed

Greg & Kathy Mitchell 5743 River St West Linn 97068 503-320-3578

OWNER'S	ADDRESS	CITY	ZIP	PHONE(res.& bus.)
<u>same</u>				

APPLICANT'S	ADDRESS	CITY	ZIP	PHONE(res.& bus.)
<u>Streitberger home Design</u>	<u>Buck St.</u>	<u>West Linn</u>	<u>97068</u>	

CONSULTANT	ADDRESS	CITY	ZIP	PHONE

SITE LOCATION 5743 River St

Assessor's Map No.: 22E30 BD Tax Lot(s): 500 Total Land Area: .6 acres

- All application fees are non-refundable (excluding deposit).
- The owner/applicant or their representative should be present at all public hearings.
- A denial or grant may be reversed on appeal. No permit will be in effect until the appeal period has expired.
- Four (4) 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.**

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.

SIGNATURE OF PROPERTY OWNER(S)  
 X Greg Mitchell Date 6/17/10  
 SIGNATURE OF APPLICANT(S)

X \_\_\_\_\_ Date \_\_\_\_\_

BY SIGNING THIS APPLICATION, THE CITY IS AUTHORIZED REASONABLE ACCESS TO THE PROPERTY. ACCEPTANCE OF THIS APPLICATION DOES NOT INFER A COMPLETE SUBMITTAL. COMPLETENESS WILL BE DETERMINED WITHIN 30 DAYS OF SUBMITTAL.

**PLANNING AND BUILDING; 22500 SALAMO RD #1000; WEST LINN, OR 97068; PHONE: 656-4218 FAX: 656-4106**

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

PLANNING RECEIPT  
 Receipt: # 935807  
 Date : 06/17/2010  
 Project: #MI-10-16  
 BY: SR

\*\*\*\*\*

NAME : GREG & KATHY MITCHELL

ADDRESS : 5743 RIVER ST

CITY/STATE/ZIP: WEST LINN OR 97068

PHONE # : 503-320-3578

SITE ADD. : 5743 RIVER ST.

\*\*\*\*\*

TYPE I HOME OCCUPATIONS		HO	\$
PRE-APPLICATIONS	Level I ( ), Level II ( )	DR	\$
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	\$ 1050.00
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	(X)	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 \$ 1050.00  
 GENERAL MISCELLANEOUS Type: PM \$

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 TOTAL Check # Credit Card (X) Cash ( ) \$ 1050.00