

TOM SOPPE Associate Planne

direct:

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

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503 742 8660

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www.westlinnoregon.gov SUBJECT: Garage addition and roof addition to deck at 2143 Kiver 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

22500 Salamo Road West Linn OR 97068 present at a neighborhood meeting, contact Sally McLarty, Bolton Neighborhood President, 503-722-2137 or <u>gbryck@easystreet.net</u>. 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.

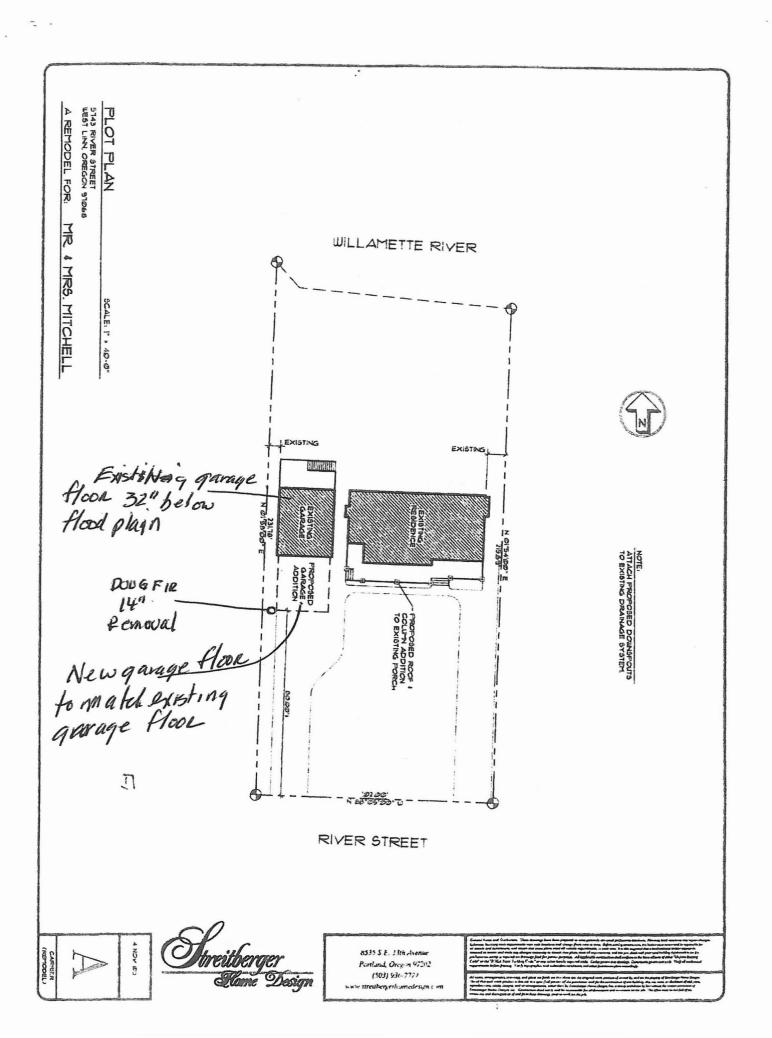
## Typical land use applications can take 6-10 months from beginning to end.

**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.

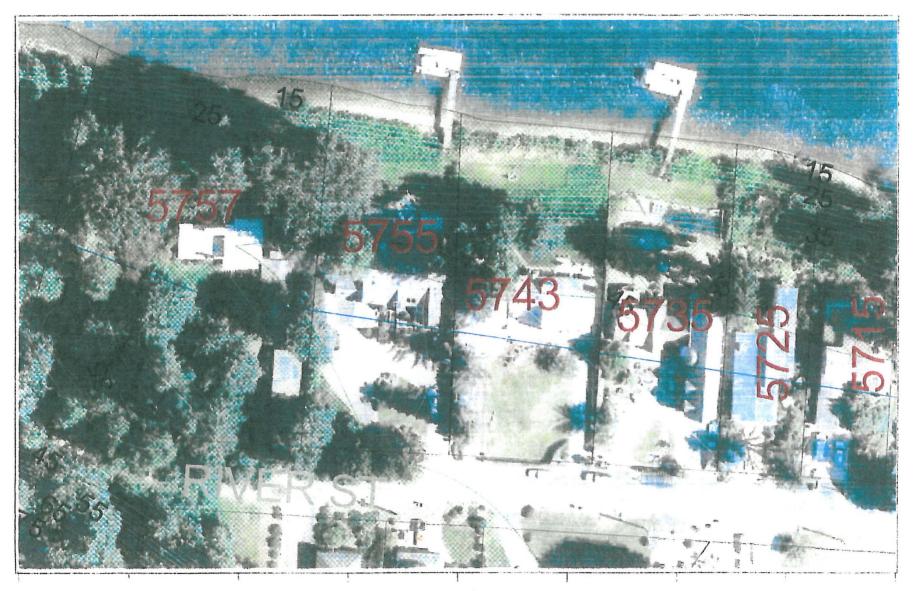
Pre-app2010-PA-10-08- FMA at 5743 River St

27.060 A. Excavation for foundation and footing only very little Removal or fill needed. All fill will be balanced with any removal В. Excavation and fill balance will conform to basic standards C. Floor will be below flood level to match exsisting garage floor D. Any fill will be Removed E. No encreachment will accuse F. No improvements will impact the HOOR plain 6. No culverts on stram crossing H. I. NO detention facilities will be used J. NO Extra premits Required. A. All material will conform 17.070 B. NO electric, heating, ventilition, plumbing will be needed No New water system needed No New sanitary sewage system needed No waste disposal needed C. D. E. All New construction shall conform to prevent floatation, collapse F. on laterial movement 27.080 A. Foundation will contour with ensisting garage B. NO FLOOR Delow garage level C. NO CRAWL SPACE D. New Garage floor will match the exsisting garage floor

E. All post will be anchored to ground



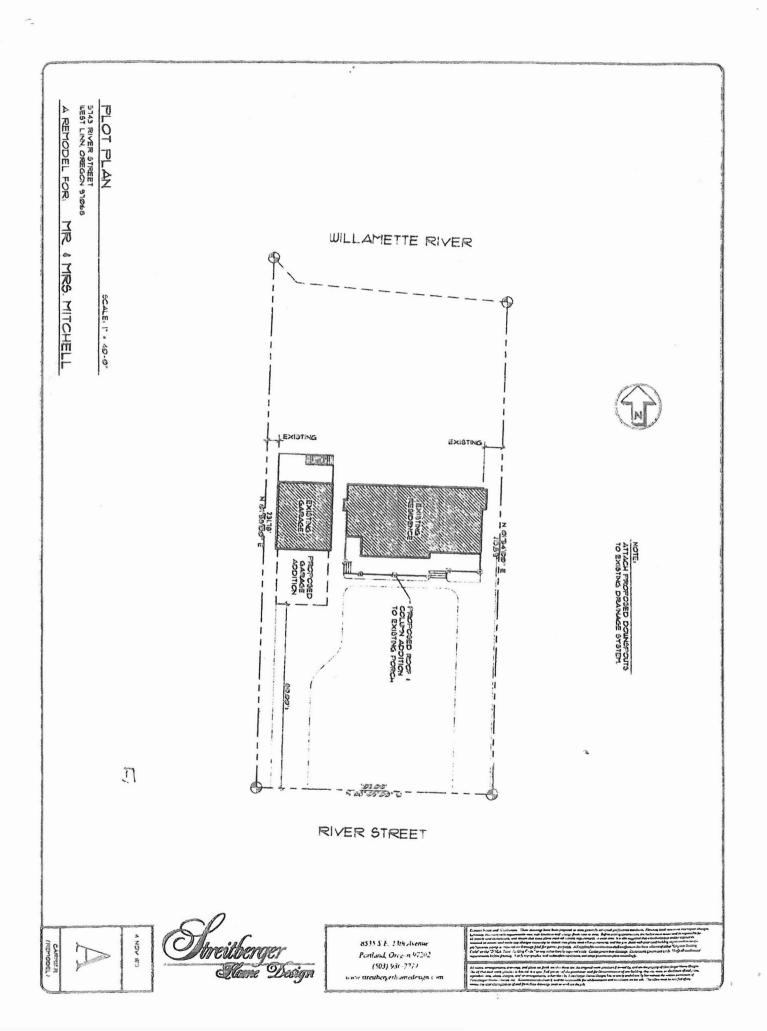
. All property at 5743 River St. 15 IN the flood plain.



City of West Linn GIS (Geographic Information System), SnapMap Date: 4/1/2010 MAP DISCLAIMER: Scale: 078 Feet

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.



		MI-10-16	
West <b>DEVELOPM</b> Linn <b>APPLI</b>		IVED	
TYPE OF REVIEW (Please check all boxes that apply):         []         Annexation         []         Appeal and Review *         []         Orditional Use         []         Design Review         []         Easement Vacation         []         Extraterritorial Ext. of Utilities         []         Flood Plain Construction         []         Hillside Protection and Erosion Control         []         Historic District Review         []         Legislative Plan or Change         []         Lot Line Adjustment * /**         []         Minor Partition (Preliminary Plat or Plan)         []     <	One-Year Extension * Planned Unit IPHyelopment Pre-Application (Maching # W Quasi-Iudicial Plan or Zone ( Street Vacation Subdivision Temporary Uses * Tualatin River Greenway Variance Water Resource Area Protection/V Willamette River Greenway Other/Misc	& BUILDING VEST LINN El Millige	
require individual application forms available in the forms and app	Plication section of the City Website or * No CD required/** Only	r at City Hall.	
Greg & Kathy Milhell 5743 River St	11/055/100 97068	503-320-3578	
OWNER'S ADDRESS	CITY ZIP	PHONE(res.& bus.)	
APPLICANT'S ADDRESS Streitherger home Design Buck St.	CITY ZIP WestLing D.97068	PHONE(res.& bus.)	
CONSULTANT ADDRESS SITE LOCATION 5743 River St	CITY ZIP	PHONE	
Assessor's Map No.: <u>22E30 BD</u> Tax Lot(s):	500 Total Land	d Area: 6 acres	
<ol> <li>All application fees are non-refundable (excluding deposit).</li> <li>The owner/applicant or their representative should be present at all public hearings.</li> <li>A denial or grant may be reversed on appeal No permit will be in effect until the appeal period has expired.</li> <li>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.</li> </ol>			
The undersigned property owner(s) hereby authorizes the filing by authorized staff. I hereby agree to comply with all code			
SIGNATURE OF PROPERTY OWNER(S) X Mutul SIGNATURE OF APPLICANT(S)	Date <u>6/17/10</u>		
X			
BY SIGNING THIS APPLICATION, THE CITY IS AUTHORIZE		E 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: 656-4211 FAX: 656-4106			

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(503) 656-4211 Project: #M	935807 06/17/2010
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ADDRESS : 5743 RIVER ST	
CITY/STATE/ZIP: WEST LINN OR 97068	
PHONE # : 503-320-3578	
<pre>SITE ADD. : 5743 RIVER ST. ************************************</pre>	HO \$ DR \$ DR \$ DR \$ DR \$ DR \$ DR \$ LA \$ BL \$ ************************************
DESIGN REVIEW Class I (), Class II () VARIANCE Class I (), Class II () SUBDIVISION Standard (), Expedited () ANNEXATION "Does Not Include Election Cost" CONDITIONAL USE ZONE CHANGE MINOR PARTITION MISCELLANEOUS PLANNING 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 GENERAL MISCELLANEOUS Type: ************************************	RD \$ RD \$ RD \$ RD \$ RD \$ RD \$ RD \$ RD \$ RD \$ 1050.00 () () () () () () () () () ()