

City of West Linn
PRE-APPLICATION CONFERENCE MEETING
SUMMARY NOTES
January 18, 2018

SUBJECT: Application for Class II Parks Design Review, Flood Management Area permits (plus additional permits) to construct a boat barn and interpretive center at Maddax Woods Park

FILE: PA-18-02

ATTENDEES: Applicants/Attendees: Alma Coston, Marla Gaarenstroom, Claudia Davis, Peggy Watters, Jim Mattis. Staff: Peter Spir (Planning) Ken Worcester (Parks)

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.

SITE INFORMATION:

Site Address: 5770 River Street (22E 30BD tax lot 800)
Site Area: 399,292 square feet
Neighborhood: Bolton N.A.
Comp. Plan: Low density residential (West Linn)
Zoning: R-10 (10,000 square foot minimum lot size, single family residential)
Applicable code: Community Development Code (CDC)
Chapter 56: Parks and Natural Area (Class II Design Review); Chapter 27: Flood Management Area (FMA) permit; (Possibly: Chapter 28: Willamette and Tualatin River Protection Area (WRG) permit and Chapter 32: Water Resource Area (WRA) permit depending on site analysis)

PROJECT DETAILS: The proposal is to construct a 24 foot wide by 55 foot deep (1,320 square feet) by 24 feet high boat barn and interpretive center at Maddax Woods Park. The boat barn will only have a wall on one side with the possibility of a one to two foot gap between the bottom of the wall and grade to accommodate flood waters. This use is categorized as "*Community recreation. Recreational, social, or multi-purpose uses typically associated with parks, play fields, or golf courses*", which, in the R-10 zone, is a permitted use. Class II Parks Design Review is required. Other required permits include a FMA permit since the property is fully within the 100 year floodplain. WRG and WRA permits may, or may not, be required dependent on the boat house footprint location, further site analysis and CDC language review.

The site is on Type II lands due to 100 year flood and potentially within WRA so a geotechnical study is required per CDC 56.130. The study must be prepared by a licensed geotechnical engineer. The applicant must also

address 27.090 by having a licensed civil engineer prepare stamped plans showing, at minimum, structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. Elevation certificates will be required. The applicant is responsible for obtaining all necessary permits from Oregon Department of State Lands and the US Army Corps of Engineers.

Engineering/TVFR Comments: Contact Amy Pepper at apepper@westlinnoregon.gov for Engineering comments and Ty Darby at ty.darby@tvfr.com for TVFR comments.

PROCESS: CDC Chapter 56 contains the submittal requirements and approval criteria for Parks Class II Design Review. The Parks Class II Design Review deposit fee is \$4,000 plus 4% of the construction value to a maximum of \$20,000. CDC Chapter 32 contains the submittal requirements and approval criteria for WRA permit. The permit deposit fee is \$1,850. CDC Chapter 27 contains the submittal requirements and approval criteria for a FMA permit. The permit deposit fee is \$1,050. CDC Chapter 28 contains the submittal requirements and approval criteria for a WRG permit. The permit deposit fee is \$1,700.

A neighborhood meeting per CDC 99.038 is not required based on the exemption for non-residential buildings under 1,500 square feet.

Once the application and deposit/fees are submitted, the City has 30 days to determine if the application is complete or not. Once the submittal is deemed complete, the City has 120 days to exhaust all local review. The review includes providing notice per CDC Chapter 99 and scheduling a public hearing with the Planning Commission. Appeals of the Planning Commission's decision are heard by City Council and subsequently by the Land Use Board of Appeals.

After 18 months with no application approved or in process, a new pre-application conference is required.

DISCLAIMER: This summary discussion covers issues identified to date. It does not imply that these are the only issues. **These notes are not minutes.** 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 or provide any assurance of potential outcomes.** Staff responses are based on limited material presented at this pre-application meeting. **Any changes to site conditions or CDC standards between the date of this pre-app and the date of submittal of an application may require a different design or submittal.**