



CITY OF
**West
Linn**

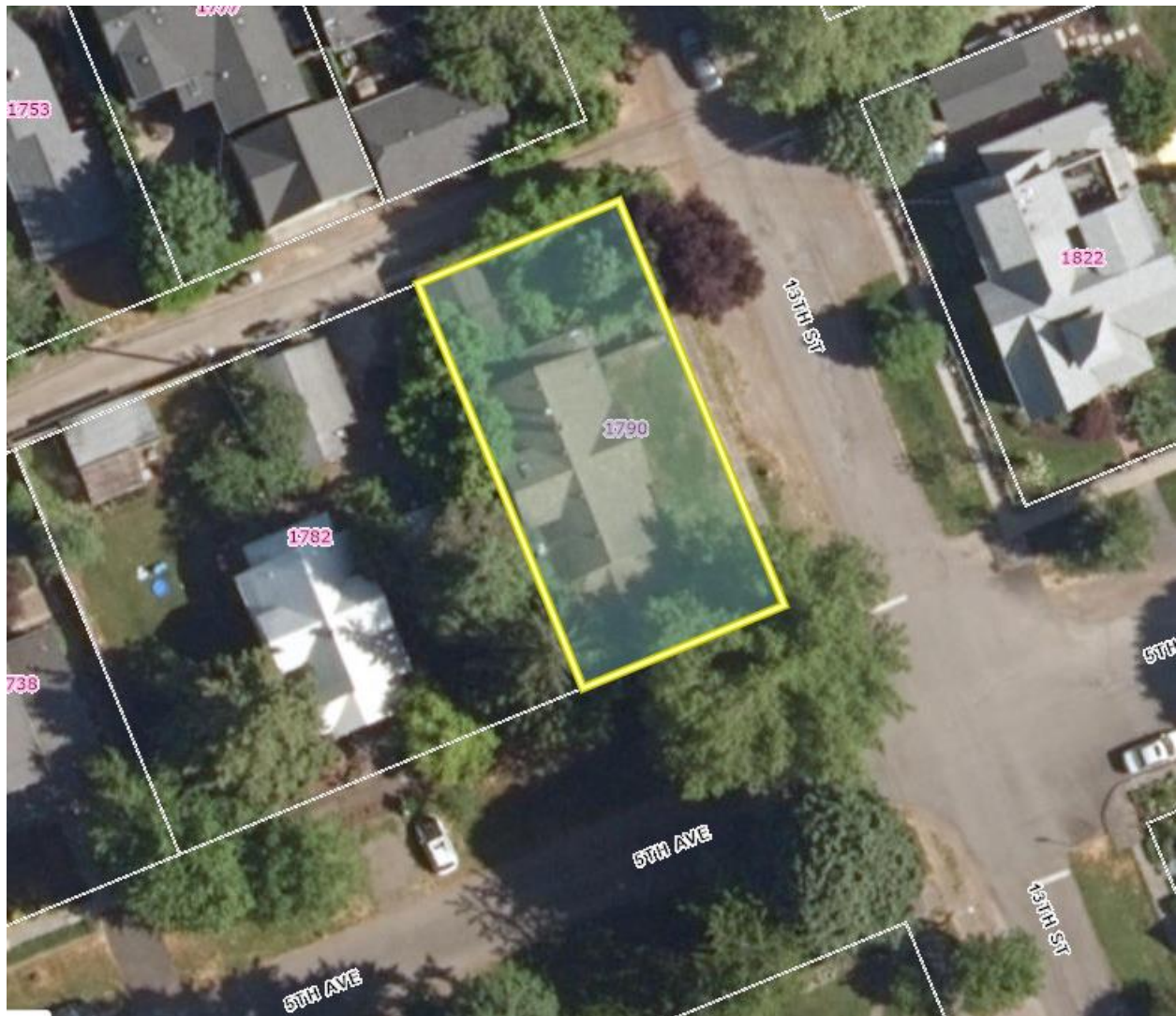
PRE-APPLICATION CONFERENCE

Thursday, March 6, 2025

Willamette Room
City Hall
22500 Salamo Rd

1:00 pm: **Proposed Class 2 Historic Design Review**
Applicant: **Tom Watton**
Property Address: **1790 5th Ave**
Neighborhood Assn: **Willamette Neighborhood Association**
Planner: **Aaron Gudelj**

Project #: **PA-25-07**





Pre-Application Conference Request

For Staff to Complete:

PA 25-07

Conference Date: 03/6/25

Time: 1:00

Staff: Aaron Gudelj

Fee: waived

Pre-application conferences are held on the first and third Thursdays of the month between 9:00 am and 1:00 pm. Appointments must be made by 5:00 pm, 15 days before the meeting date. The applicant has a choice of an in-person or virtual meeting. To schedule a conference, submit this form, a site plan, and accompanying materials through the [Submit a Land Use Application](#) web page. The City will contact you to collect payment. Pre-application notes are valid for 18 months.

Property Owner Information

Name:

Email:

Phone #:

Address:

Applicant Information

Name:

Email:

Phone #:

Address:

Address of Subject Property (or tax lot):

REQUIRED ATTACHMENTS:

- A project narrative with a detailed description of the proposed project. Briefly describe the physical context of the site.
- A list of questions or issues the applicant would like the City to address.
- A dimensional site plan that shows:
 - North arrow and scale
 - Location of existing trees (a tree survey is highly recommended)
 - Streets Abutting the property and width of right of way
 - Location of creeks and/or wetlands (a wetland delineation is highly recommended)
 - Property Dimensions, existing buildings, and building setbacks
 - Slope map (if slope is 25% or more)
 - Location of existing utilities (water, sewer, etc.)
 - Conceptual layout, design, proposed buildings, building elevations, and setbacks
 - Location of all easements (access, utility, etc.)
 - Vehicle and bicycle parking layout (including calculation of required number of spaces, based on use and square footage of building), if applicable
 - Location of existing and proposed access and driveways. Include the proposed circulation system for vehicles, pedestrians, and bicycles, if applicable.
 - Proposed stormwater detention system with topographic contours

I certify that I am the owner or authorized agent of the owner:

APPLICANT:

DATE:

The undersigned property owner authorizes the requested conference and grants city staff the **right of entry** onto the property to review the application.

PROPERTY OWNER:

DATE:



1880 Willamette Falls Dr.
Suite 200-D
West Linn, Or. 97068
503.504.7775
thomas@wattondesign.com
wattondesign.com

Client Information:

Selvaggio Residence
1790 5th Ave.
West Linn, Or. 97068

Project:

Residential Addition
Non-conforming ADU at Alley
Location: W.L. Historic District
HRB Class II design Review

Pre-Application Conference
22500 Salamo Road
West Linn, Or. 97068

City Planning and Engineering staff,

We are proposing an addition to the current residence and replacing a backyard structure with an ADU.

My client living at 1790 5th Ave. would like to add square footage to the existing house, and also replace the existing accessory structure with a 1.5 story accessory dwelling unit. The property is located in the W.L. Historic district. The addition to the existing house will be to extend the kitchen to the dimensions of the current covered porch. We also plan to expand the upper floor area with a shed dormer located on the non-street side of this corner lot. These modification will have very little impact on the street visible exterior facades. These modifications will not require any city variances or non-conforming approvals. We feel confident that the HRB will be in support of these modifications.

The property currently has a 12'-6" x 18'-6" accessory structure that opens to the alley. It is currently located 18" from the interior sideyard lot line and also sits directly on the rear (alley) property line. The building is in very poor shape. There is construction history for it from 1994. It has no historic significance.

We would like to replace this structure with a detached ADU. The structure will be a one story building with living space in the attic (similar to the house). We are proposing to locate this structure to the building setback of an accessory structure. We are proposing 5' sideyard setback and 3' rear / alley setback. The current code does not address an alley building setback any different than a standard city lot rear setback for habitable structures in this zone (20').

There are several similar examples in the Willamette Neighborhood of similar structures.

Questions for the Staff:

1. Would you agree that we are only asking for the exception to build habitable space into the rear setback?
2. Are there any other codes that we would be encroaching on?
3. If we are able to get HRB approval of this design, will city planning have any other requirements beyond standard plan review?

4. 1777 6th Ave, was built in 2007 and has a full story structure across the alley from what we are proposing. HRB was active at this time. Is there a rule that allows this in the code that we are not finding?
5. Does it make a difference if the proposed structure is attached to the existing structure with a roof, or does it need to be detached?
6. Can we consider this a one story structure with living in the attic? The building structure is based on a one story gutter line.

We appreciate your time and consideration,

Tom Watton 503.504.7775

RECORD OF SURVEY

LOT 12, BLOCK 13, "WILLAMETTE FALLS", PLAT NO. 121
 LOCATED IN THE
 N.W. 1/4 SECTION 02, T.3S., R.1E., W.M.
 CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON
 JULY 8, 2024 SCALE 1"=40'

SURVEY PERFORMED FOR:
 MICHAEL & CHRISTINE SELVAGGIO

CLACKAMAS COUNTY SURVEYOR
 RECEIVED: 3/25/2024
 ACCEPTED FOR FILING: 7/16/2024
 SURVEY NUMBER: SN 2024-135

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE BOUNDARIES OF THAT TRACT OF LAND CONVEYED BY DEED RECORDED AS DOCUMENT NO. 2022-013509, CLACKAMAS COUNTY DEED RECORDS, DESCRIBED THEREIN AS LOT 12, BLOCK 13, "WILLAMETTE FALLS", PLAT NO. 121, CLACKAMAS COUNTY PLAT RECORDS.

FOR MY BASIS OF BEARINGS, I HELD SOUTH 67°39'00" WEST BETWEEN FOUND MONUMENTS "A" AND "B", PER SURVEY NO. 23603.

FOR THE SOUTHEAST LINE OF SAID BLOCK 13, BEING THE NORTHWEST RIGHT OF WAY LINE OF 5TH AVENUE (AN 80.00 FOOT WIDE RIGHT OF WAY), I HELD FOUND MONUMENTS "A", "B", "C", AND "D", AND A POINT 40.00 FEET NORTHWEST OF FOUND MONUMENT "E" (ORIGIN UNKNOWN), PER SURVEYS NO. 8038, 20232, AND 23603.

FOR THE CENTERLINE OF 14TH STREET (A 60.00 FOOT WIDE RIGHT OF WAY) I HELD FOUND MONUMENTS "F" AND "E", ORIGINS UNKNOWN, BUT LONG ACCEPTED AS MONUMENTING THE CENTERLINE OF SAID RIGHT OF WAY. I THEN CALCULATED THE SOUTHWEST LINE OF SAID BLOCK 13 30.00 FEET NORTHEASTERLY OF AND PARALLEL WITH SAID CENTERLINE, PER SAID PLAT.

I HELD FOUND MONUMENT "G" AND A POINT 60.00 FEET SOUTHWEST OF FOUND MONUMENT "B", AND A POINT 30.00 FEET SOUTHWEST OF FOUND MONUMENT "H" FOR THE NORTHEAST LINE OF SAID BLOCK 13, BEING THE SOUTHWEST RIGHT OF WAY LINE OF 13TH STREET (A 60.00 FOOT WIDE RIGHT OF WAY), PER SURVEYS NO. 23603 AND 2007-278.

I HELD FOUND MONUMENT "I", AND POINTS 30.00 FEET SOUTHWEST OF FOUND MONUMENTS "I" (ORIGIN UNKNOWN) AND "J" (SURVEY NO. 19493) FOR THE CENTERLINE OF 6TH AVENUE (A 60.00 FOOT WIDE RIGHT OF WAY). I THEN CALCULATED THE NORTHWEST LINE OF SAID BLOCK 13 30.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH SAID CENTERLINE, PER SAID PLAT.

I PRORATED RECORD PLAT DISTANCES TO CALCULATE THE 20-FOOT WIDE ALLEYWAY BISECTING SAID BLOCK 13. I THEN HELD RECORD PLAT DISTANCES TO CALCULATE THE INTERIOR SIDELINES.

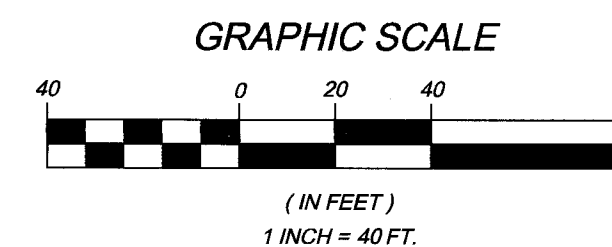
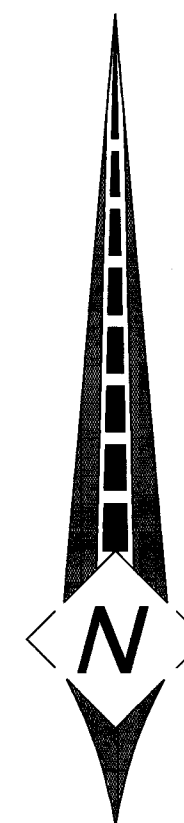
LEGEND:

○ SET 5/8" x 30" IRON ROD W/ RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS" ON JULY 8, 2024

● FOUND MONUMENT AS NOTED

() = RECORD DISTANCES & BEARINGS
 IR = IRON ROD IP = IRON PIPE
 FD = FOUND W/ = WITH
 YPC = YELLOW PLASTIC CAP
 RPC = RED PLASTIC CAP
 OPC = ORANGE PLASTIC CAP
 MB = MONUMENT BOX
 R/W = RIGHT OF WAY
 C/L = CENTERLINE
 P/L = PROPERTY LINE
 PR = PRORATED DISTANCE
 DOC. NO. = DEED DOCUMENT NUMBER,
 CLACKAMAS COUNTY DEED RECORDS
 SN = SURVEY NUMBER, CLACKAMAS
 COUNTY SURVEY RECORDS

S1 = SN 23603
 S2 = SN 8038
 S3 = SN 20232
 S4 = SN 2007-278
 S5 = SN 19493
 P1 = "WILLAMETTE FALLS" PLAT NO. 121



SIGNED ON: 10 Jul 24

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JULY 13, 2004
 TOBY G. BOLDEN
 60377LS

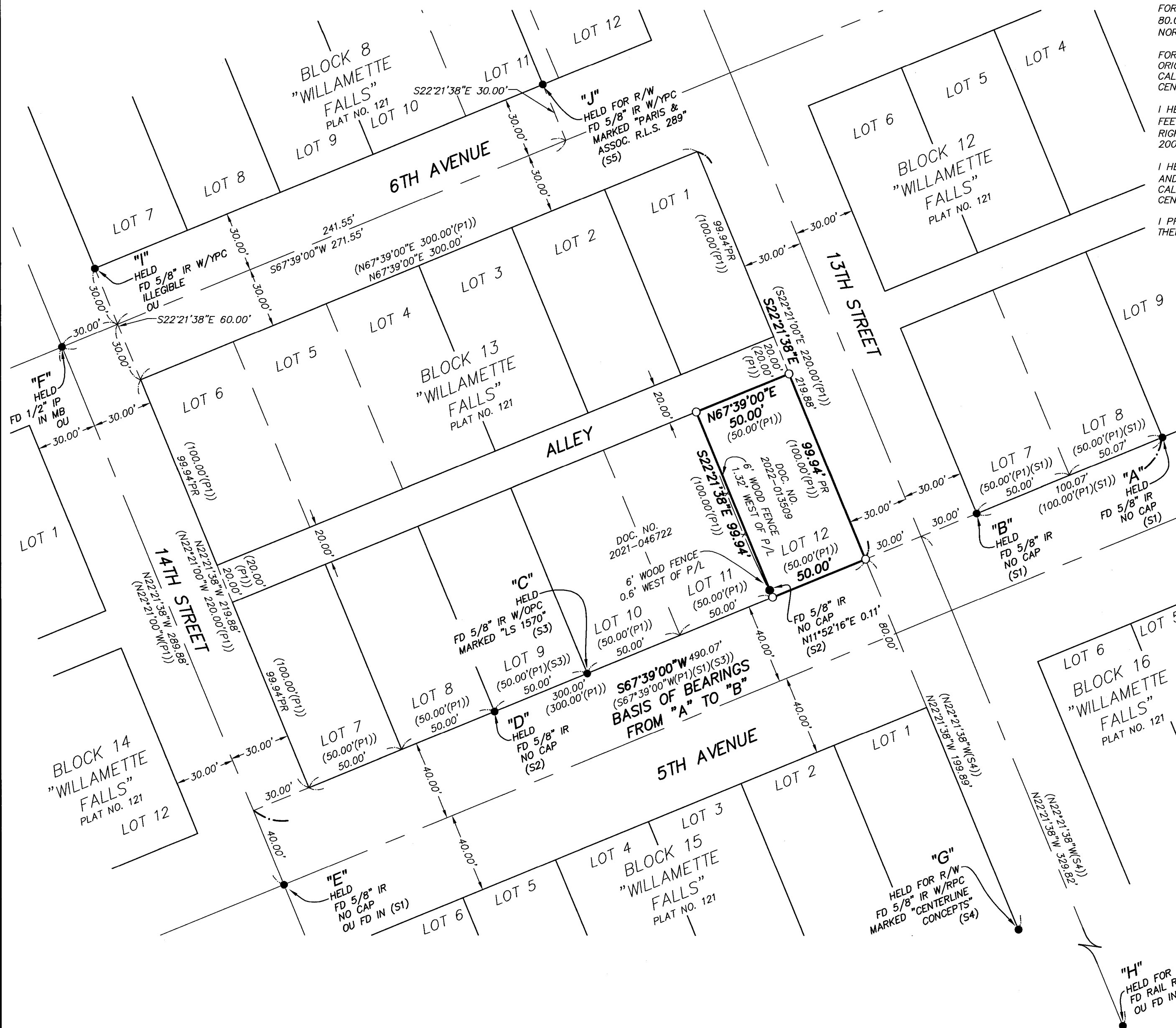
RENEWS: DECEMBER 31, 2025



CENTERLINE CONCEPTS
 LAND SURVEYING, INC.

19376 MOLALLA AVE., SUITE 120
 OREGON CITY, OREGON 97045
 PHONE 503.650.0188 FAX 503.650.0189

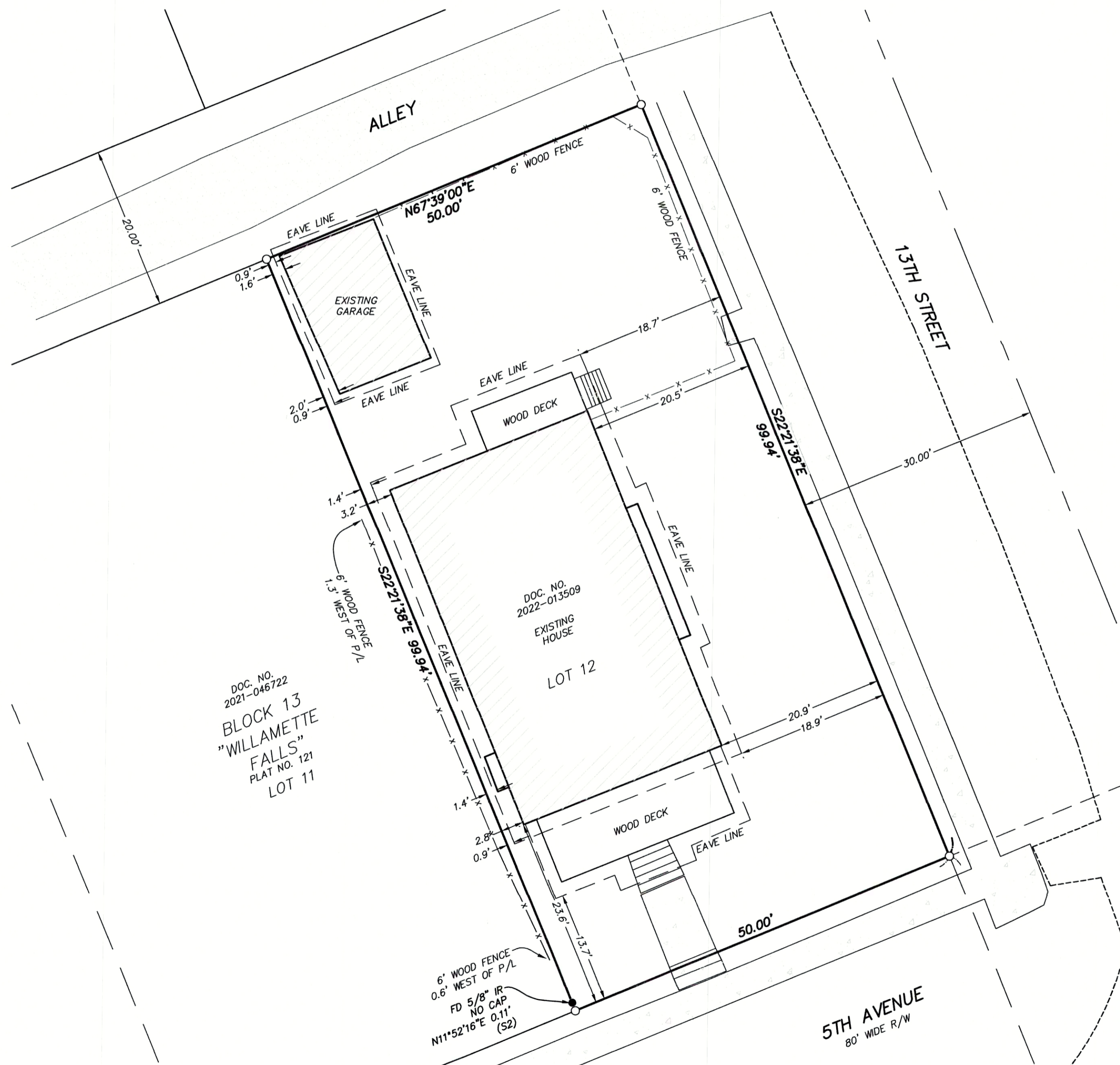
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SCALE DRAWING

LOT 12, BLOCK 13, "WILLAMETTE FALLS", PLAT NO. 121
 LOCATED IN THE
 N.W. 1/4 SECTION 02, T.3S., R.1E., W.M.
 CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON
 MARCH 1, 2024 SCALE 1"=10'

SURVEY PERFORMED FOR:
 MICHAEL & CHRISTINE SELVAGGIO



LEGEND:

Some Symbols shown may not be used on map

○ SET 5/8" x 30" IRON ROD W/ RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS" ON _____ 2024

● FOUND MONUMENT AS NOTED

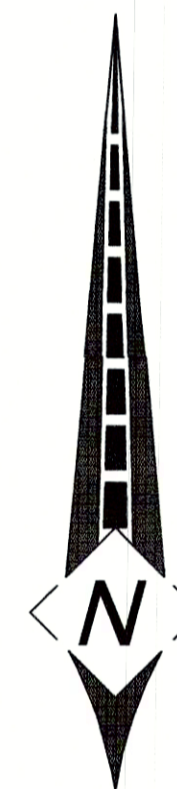
FD = FOUND

IP = IRON PIPE

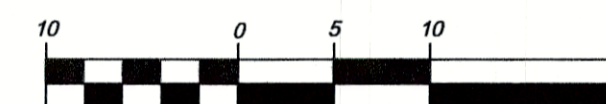
IR = IRON ROD

—x—x— FENCE LINE

CONCRETE SURFACE



GRAPHIC SCALE



(IN FEET)
 1 INCH = 10 FT.

SIGNED ON: *OSWARZA*

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

TGB
 OREGON
 JULY 13, 2004
 TOBY G. BOLDEN
 60377LS

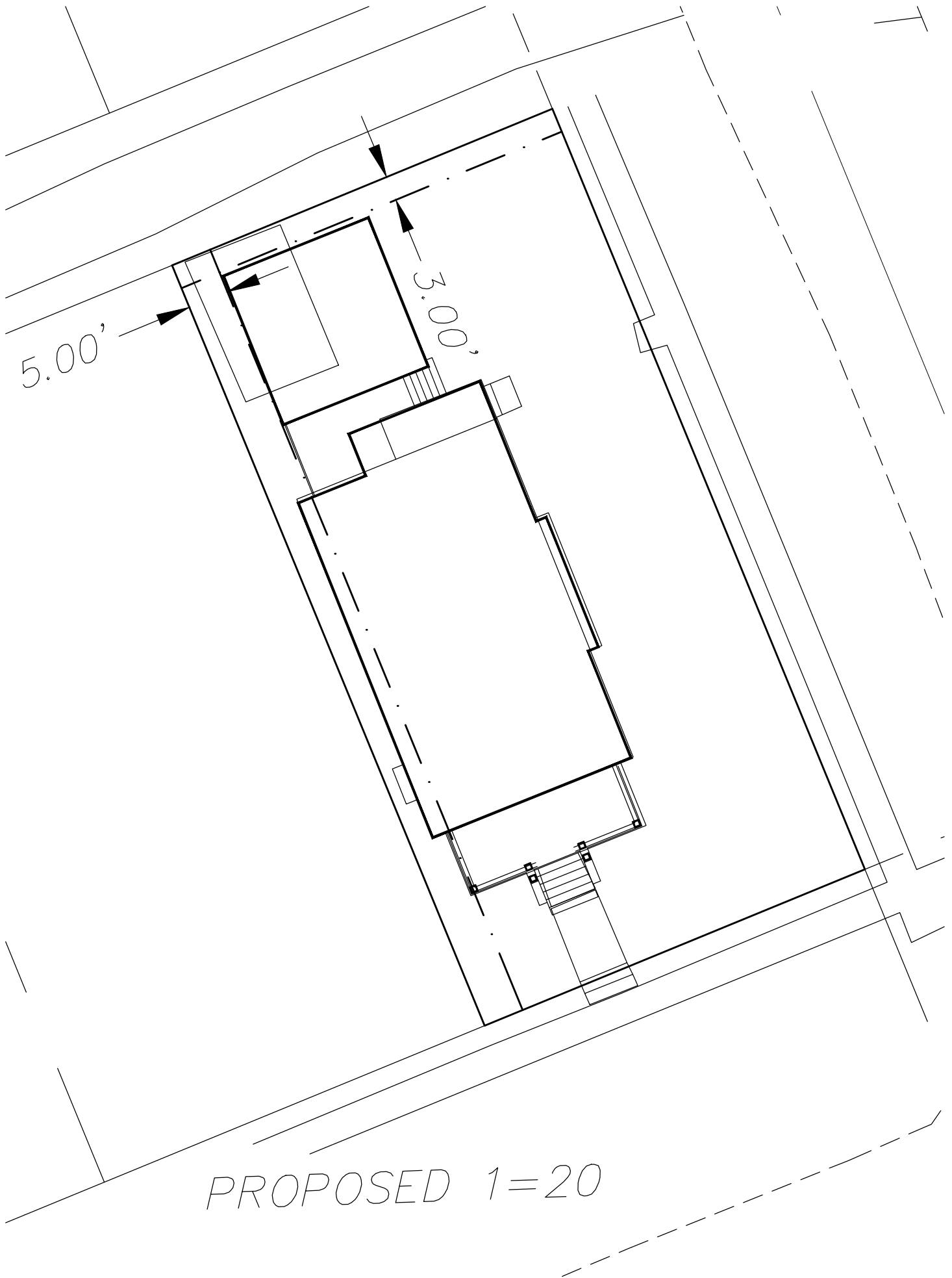
RENEWS: DECEMBER 31, 2025



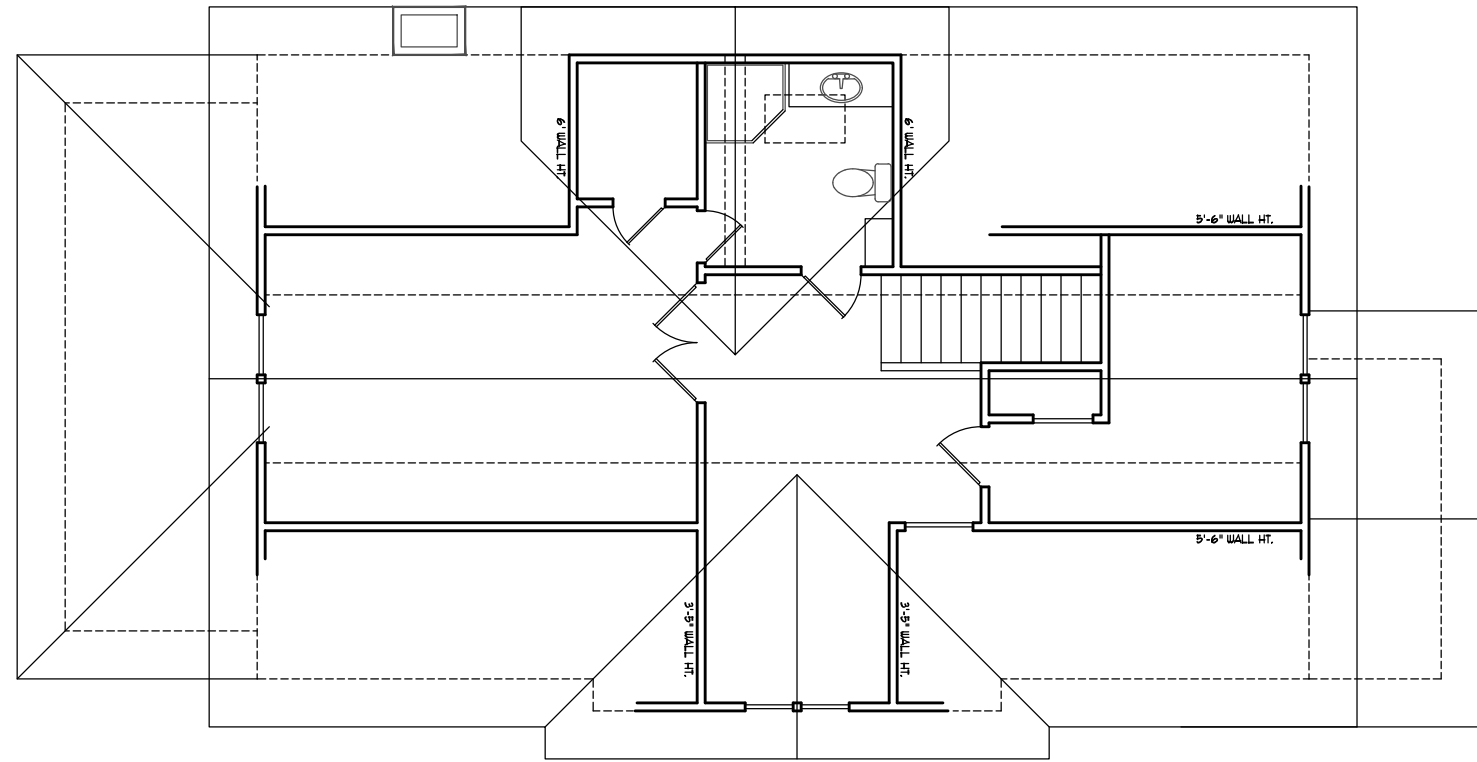
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 OREGON CITY, OREGON 97045
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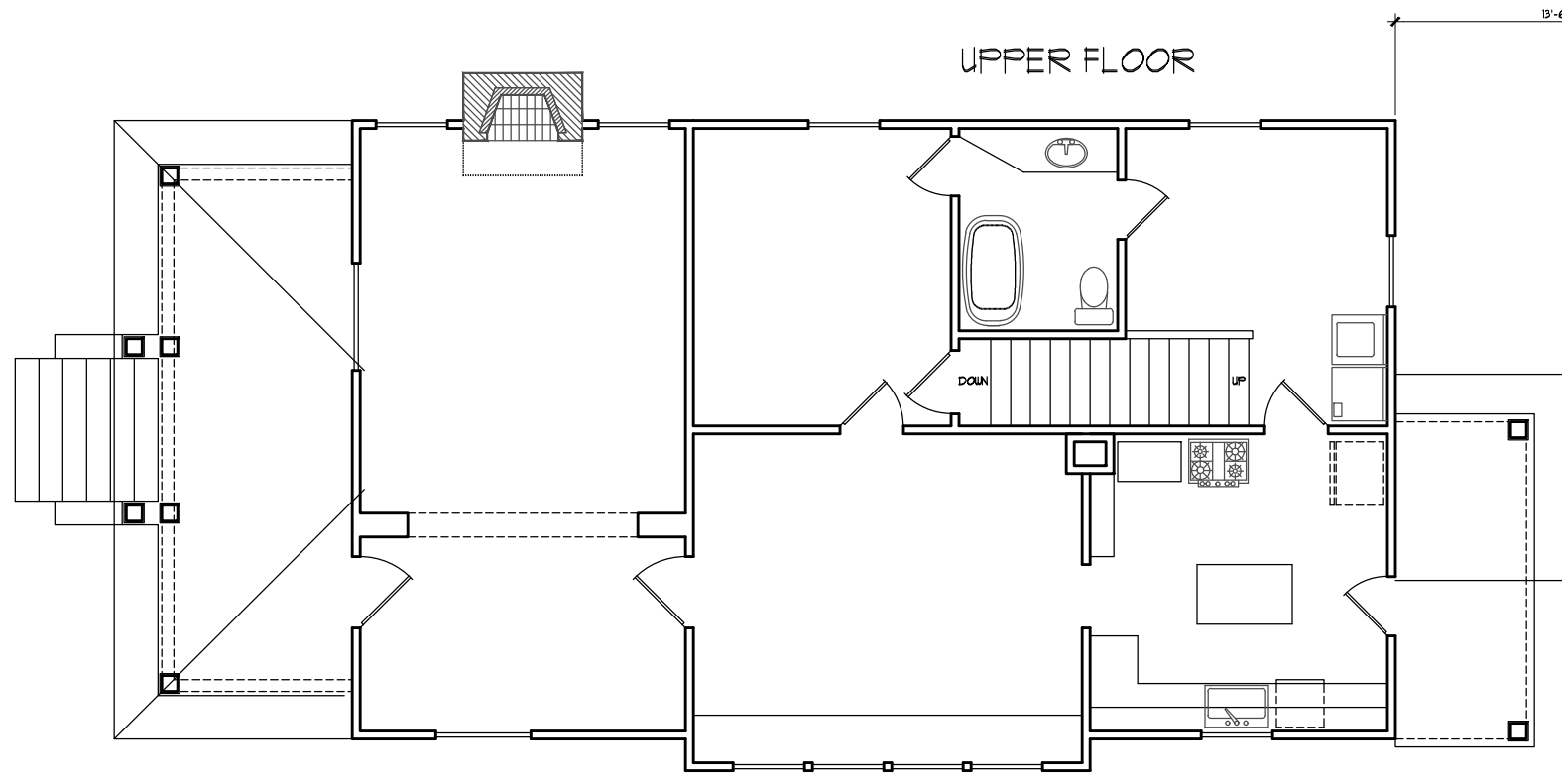
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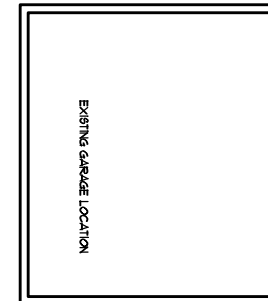
PROPOSED 1=20



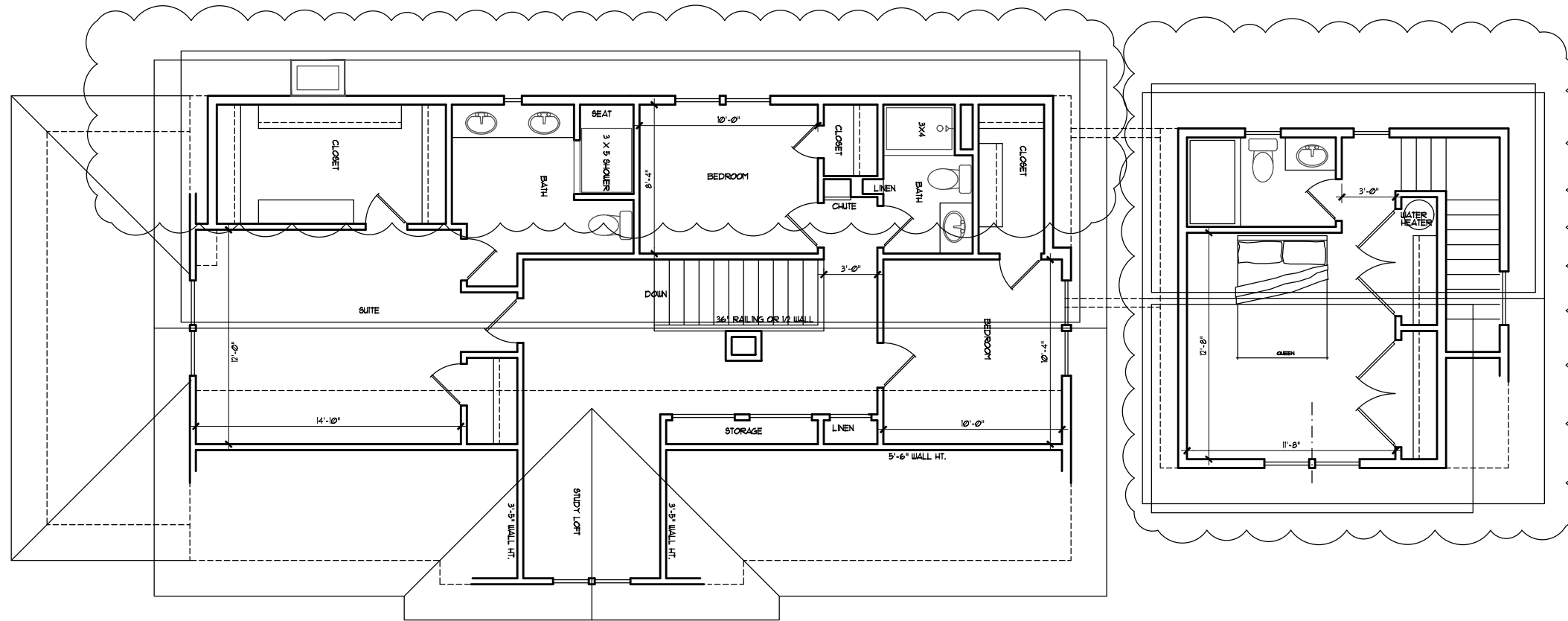
UPPER FLOOR



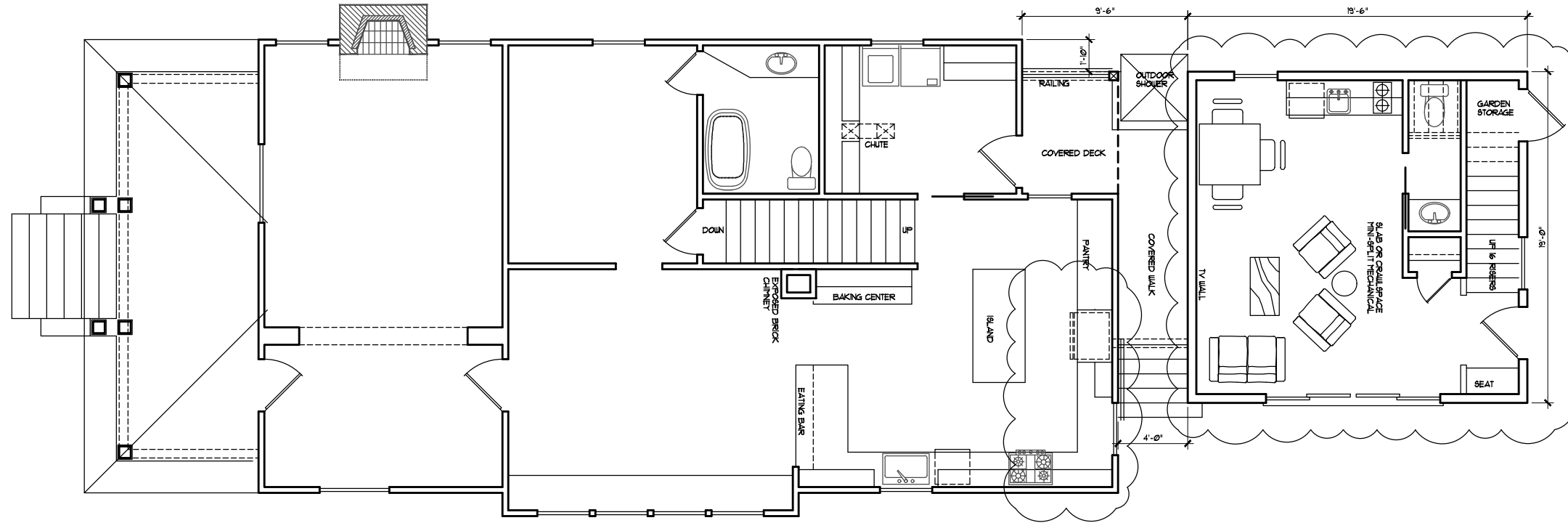
MAIN FLOOR



EXISTING
SCALE: 1/4" = 1'-0"



UPPER FLOOR



PROPOSED - MAIN FLOOR PLAN

SCALE : 1/4" = 1'-0"



EXISTING - RIGHT - EAST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED - RIGHT - EAST ELEVATION
SCALE: 1/4" = 1'-0"