

City of West Linn
PRE-APPLICATION CONFERENCE MEETING
August 7, 2014

SUBJECT: Proposed Accessory Dwelling Unit in Flood Zone at 2280 Volpp St.
FILE: PA-14-31
ATTENDEES: Applicants: Jon R. and Ellen V. Bradford
Staff: Zach Pelz AICP, Associate Planner
Public Attendee: Gail Holmes, Willamette Neighborhood Association Representative

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

Site Address: 2280 Volpp St.
Tax Not No.: 3 1E 02AC 01203
Site Area: 24,845 sq. ft.
Neighborhood: Willamette

Regulations

Zoning: R-10 (Single-family residential, 10,000 sq. ft. minimum lot size)
Overlay Zones: CDC Chs. 28 (Willamette River Protection), and 27 (Flood Management Areas)

Criteria

CDC Chapter 34: Accessory Structures, Accessory Dwelling Units, and Accessory Uses
CDC Chapter 28: Willamette and Tualatin River Protection
CDC Chapter 27: Flood Management Areas
CDC Chapter 36: Manufactured Homes
CDC Chapter 48: Access, Egress and Circulation

CDC Chapter 99: Procedures for Quasi-judicial Decision Making

Comments from Other City Departments and Outside Agencies

None

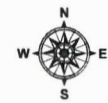
Recommended Next Steps and Procedures

1. Prepare an application form, narrative and plans which respond to applicable criteria from the above-mentioned chapters of the West Linn Community Development Code (CDC);
2. Submit your application package to the City of West Linn's Planning Department;
3. The City will review your application to determine whether all of the required information has been submitted and request additional information if not;
4. Staff will prepare findings regarding whether the applicable CDC criteria have been met;
5. The Planning Director will notify affected parties of the proposal and invite comment;
6. The Planning Director will issue a decision to approve, approve with conditions or deny the application and notify affected parties;
7. There is a 14-day window to appeal the decision of the Planning Director following notice of the decision;
8. If no appeal has been received by the close of the appeal period, the Planning Director decision becomes final and the applicant may move forward with the development of their proposal.

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.

Also note that these notes have a limited "shelf life" in that changes to the CDC standards may require a different design or submittal. Pre-application reviews are valid for 18 months. A new pre-application conference is required once that period lapses.

Area Map



Scale 1:4,800 - 1 in = 400 ft
Scale is based on 8-1/2 x 11 paper size

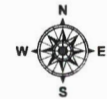


Map created by: JBOYD
Date Created: 25-Jul-14 11:50 AM

WEST LINN GIS

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Aerial Map



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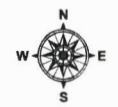
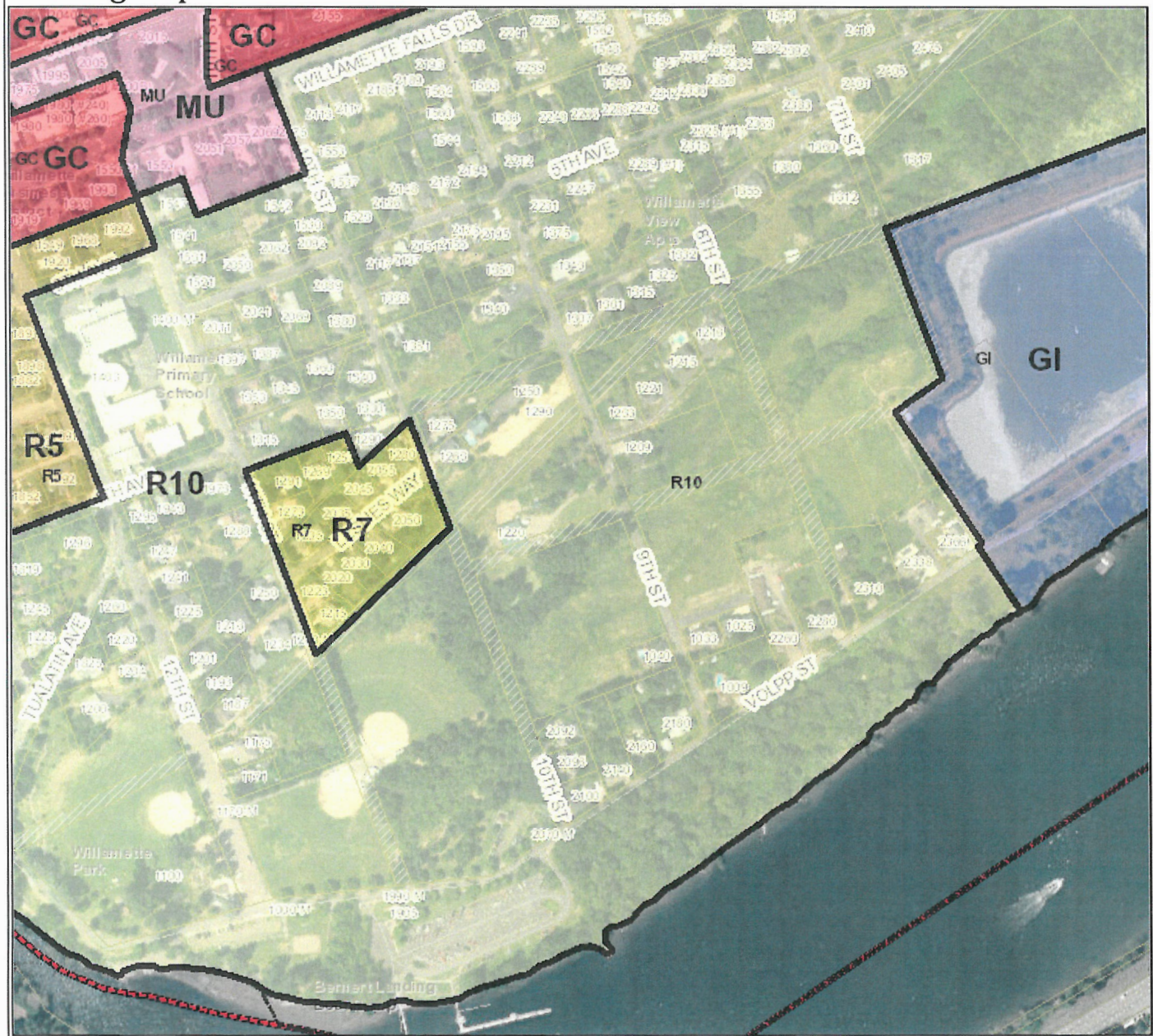


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Zoning Map



Scale 1:4,800 - 1 in = 400 ft
 Scale is based on 8-1/2 x 11 paper size





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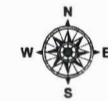
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Legend

Metro Habitat Protection
Published October 2005

-  Habitat Conservation Area
-  Allow Development



Scale 1:1,200 - 1 in = 100 ft
Scale is based on 8-1/2 x 11 paper size



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Zoning Map



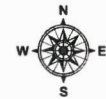
Legend

Wetland Inventory 2005 Goal 5

5



Significant Riparian Goal 5



Scale 1:4,800 - 1 in = 400 ft
Scale is based on 8-1/2 x 11 paper size

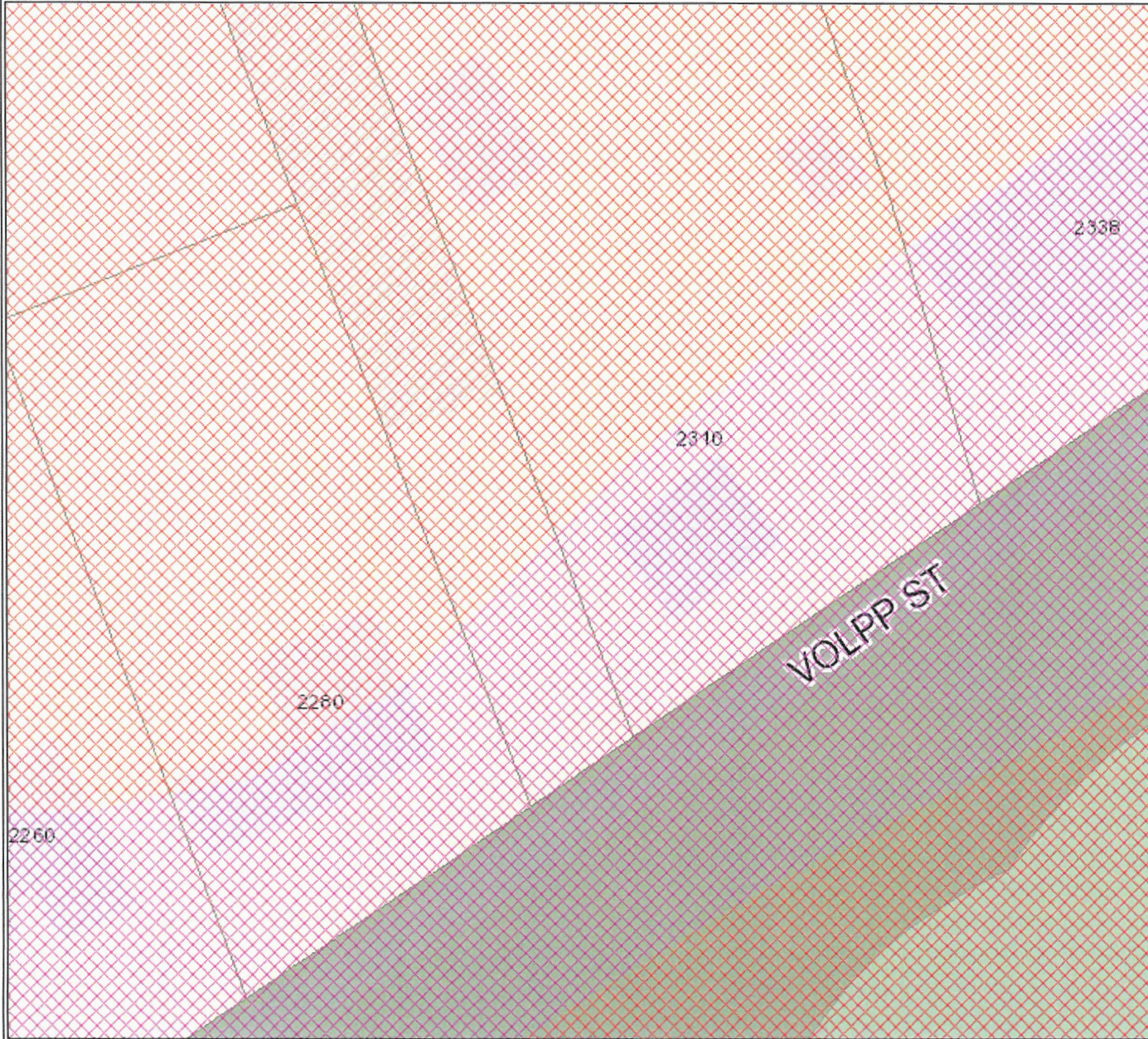


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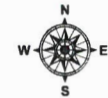
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2280 VOLPP STREET



Legend

- FIRM Flood Areas
- Floodway
- Special Flood Hazard Areas 100-year
- Other Flood Areas 500-year



Scale 1:600 - 1 in = 50 ft
Scale is based on 8-1/2 x 11 paper size



Map created by: JBOYD
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2280 VOLPP STREET



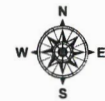
Legend

FIRM Flood Areas



Special Flood Hazard Areas 100-year

Other Flood Areas 500-year



Scale 1:600 - 1 in = 50 ft
Scale is based on 8-1/2 x 11 paper size



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Legend

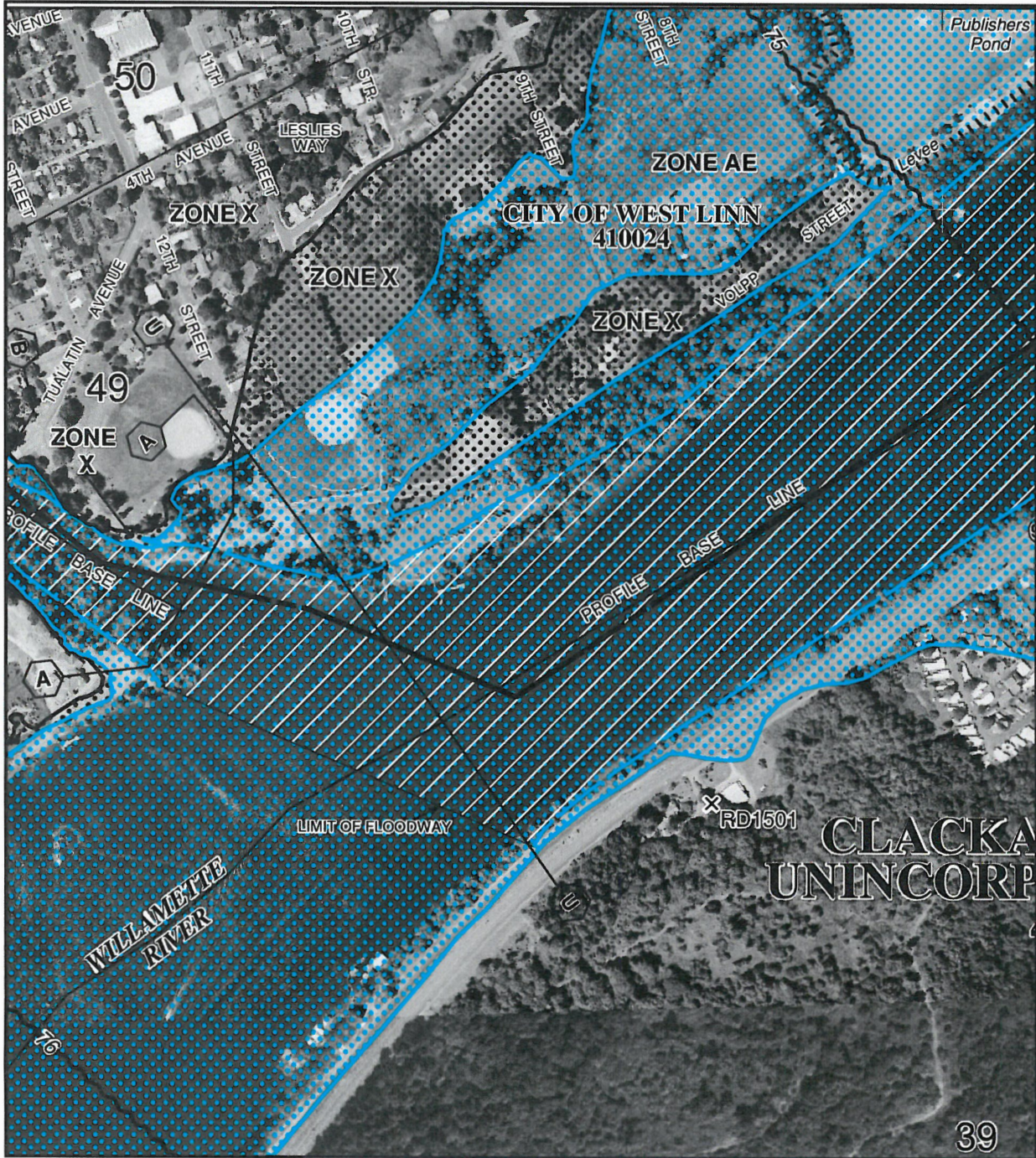
Area of Minimal Flood Hazard Zone X

Area

Flood Hazard
Special Flood Hazard
Zone AE

Zone X





For more information on the Flood Insurance Study report for this jurisdiction, contact your insurance agent. If you do not have an agent, contact your insurance agent or the National Flood Insurance Program at 1-800-638-6620.



MAP SCALE 1" = 500'



PANEL 0259D

FIRM
FLOOD INSURANCE RATE MAP
CLACKAMAS COUNTY,
OREGON
AND INCORPORATED AREAS

PANEL 259 OF 1175
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
CLACKAMAS COUNTY	415588	0259	D
OREGON CITY, CITY OF	410021	0259	D
WEST LINN, CITY OF	410024	0259	D

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
41005C0259D
EFFECTIVE DATE
JUNE 17, 2008

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Aerial Map



Legend

Willamette River Greenway



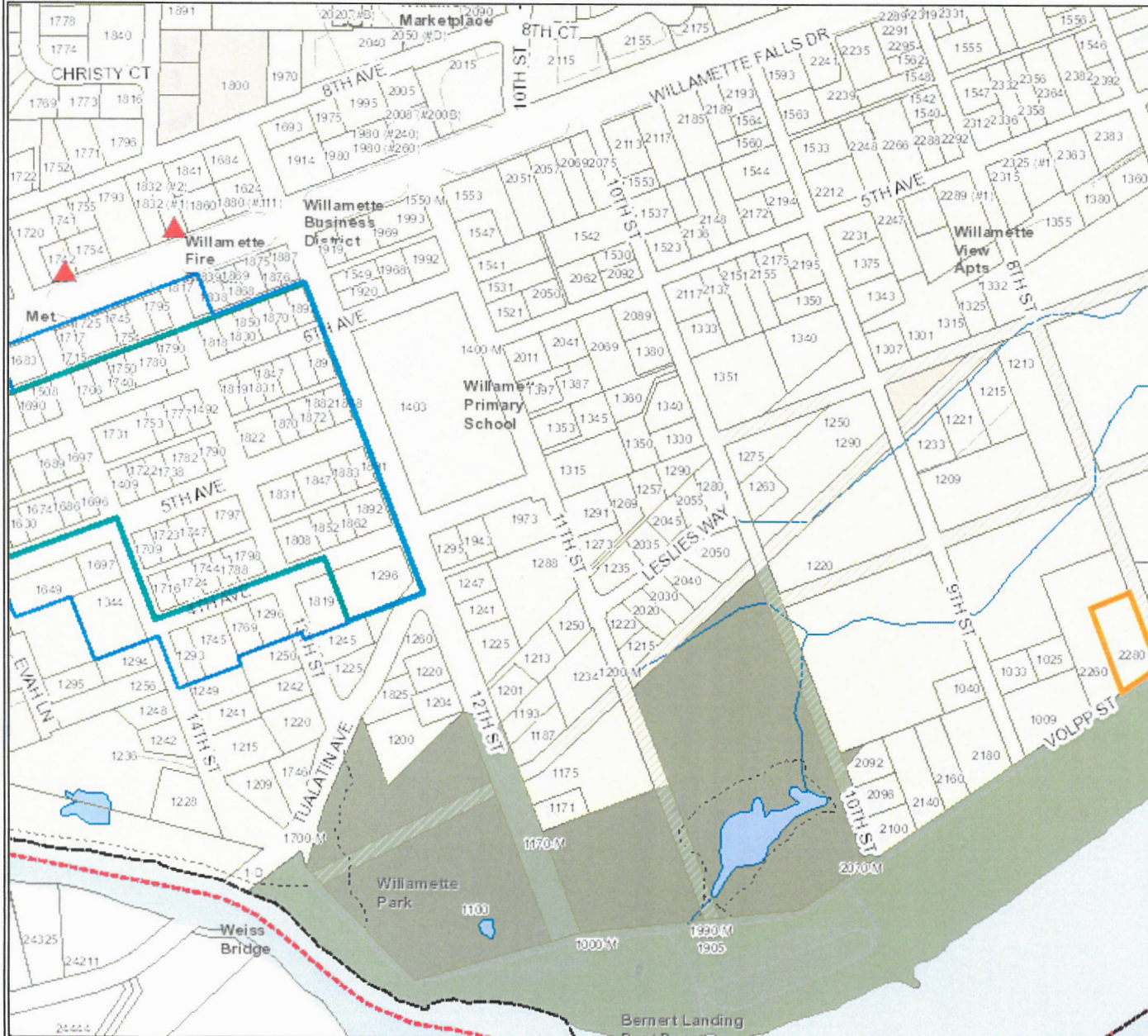
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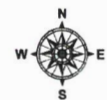
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Legend

- Willamette Historic District Local □
- Willamette Historic District National Register □
- Historic Landmarks ▲



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