

## DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>Peter Spiri</i>	PROJECT No(s) <i>WA-15-05/MT 15-07</i>	
NON-REFUNDABLE FEE(S) <i>2600</i>	REFUNDABLE DEPOSIT(S) <i>1300</i>	TOTAL <i>3900</i>

### Type of Review (Please check all that apply):

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Annexation (ANX)                      | <input type="checkbox"/> Historic Review                                  | <input type="checkbox"/> Subdivision (SUB)  |
| <input type="checkbox"/> Appeal and Review (AP) *              | <input type="checkbox"/> Legislative Plan or Change                       | <input type="checkbox"/> Temporary Uses *   |
| <input type="checkbox"/> Conditional Use (CUP)                 | <input type="checkbox"/> Lot Line Adjustment (LLA) */**                   | <input type="checkbox"/> Time Extension *   |
| <input checked="" type="checkbox"/> Design Review (DR)         | <input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan) | <input type="checkbox"/> Variance (VAR)   |
| <input type="checkbox"/> Easement Vacation                     | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures           | <input checked="" type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities    | <input type="checkbox"/> Planned Unit Development (PUD)                   | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP)               |
| <input type="checkbox"/> Final Plat or Plan (FP)               | <input type="checkbox"/> Pre-Application Conference (PA) */**             | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG)                 |
| <input checked="" type="checkbox"/> Flood Management Area      | <input type="checkbox"/> Street Vacation                                  | <input type="checkbox"/> Zone Change  |
| <input type="checkbox"/> Hillside Protection & Erosion Control |   |   |

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

### Site Location/Address:

**2280 VOLPP STREET, WEST LINN, OREGON 97068**

Assessor's Map No.: 31E02AC01203

Tax Lot(s): 1

Total Land Area: 24,845 sq ft

**Brief Description of Proposal: INSTALLATION OF A PRE-MANUFACTURED ADU HOME BEHIND THE PRIMARY SINGLE FAMILY RESIDENCE. SEE ATTACHED DETAILED DESCRIPTION OF THE PROJECT.**

**Applicant Name:** JON R. BRADFORD  
(please print)

Phone: 503-740-4545

Address: 2280 VOLPP STREET

Email: jbradford@dougbean.com

City State Zip: WEST LINN, OREGON 97068

**Owner Name** (required): SCOTT E. BRADFORD  
(please print)

Phone: 503-757-4110

Address: 2280 VOLPP STREET

Email:  
scott.e.bradford@gmail.com

City State Zip: WEST LINN, OREGON 97068

**Consultant Name:** N/A  
(please print)

Phone:

Address:

Email:

City State Zip:

1. All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billing.
2. The owner/applicant or their representative should be present at all public hearings.
3. A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
4. Three (3) 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.  
If large sets of plans are required in application please submit only two sets.

\* No CD required / \*\* Only one hard-copy set needed

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. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

*[Signature]*  
Applicant's signature

7/31/2015

Date

*[Signature]*  
Owner's signature (required)

7/31/2015

Date

## DESIGN REVIEW DESCRIPTION

We are seeking design approval to install an ADU (plans attached) behind the single family residence located at 2280 Volpp Street, West Linn, Oregon 97068. Details of the proposed installation are as follows:



1. Per West Linn City Staff Notes (attached), the City records show the size of the lot to be 24,845 square feet and the gross area of the existing home to be approximately 3,365 square feet. This equates to a lot coverage of approximately 13.54%. The ADU shall be an approximately 1,000 square foot manufactured home as shown on the attached plan. Thus, the total lot coverage will be approximately 17.57%.
2. The ADU will be placed behind the existing house in the approximate location as shown on the attached plans. The placement will be in accordance with all setback requirements. The front side of the ADU (entrance) will be oriented to the east and will be a minimum of 15 feet from the east property line. The south side of the ADU will be 20 feet behind the back of the house. The existing homes front entrance is oriented to the south.
3. The house will be installed on concrete runners at a height approximately 18" above flood level.
4. The ADU exterior finish will visually match that of the existing home. The concrete runners will be covered with siding to match the ADU. The eaves of the ADU will visually match the existing home and the height will be below the maximum of 18 feet allowable under the code. The roof pitch will be the same as that of the east west orientation of the main portion of the existing house.
5. The lot is relatively flat with little or no slope. The only vegetation effected is orchard grass. No trees or other vegetation will be impacted. The lot is currently fenced.
6. As shown in the attached aerial views, in addition to the main driveway serving the existing home, there is a side driveway approximately 70 feet long affording access to the back yard and allowing parking for multiple vehicles.
7. The ADU is in keeping with the character of the surrounding houses. The six neighboring houses (3 on each side) fronting Volpp Street all have out buildings of one type or another. Some considerably larger than the proposed ADU.
8. Enclosed are pertinent pages with staff notes from the pre-application meeting.



# Untitled Map

Write a description for your map.

## Legend

-  2280 Volpp St
-  No traffic on this road, good for families and picnics

2280 Volpp St

Google earth

© 2015 Google

300 ft



# Untitled Map

Write a description for your map.

## Legend



2280 Volpp St



No traffic on this road, good for families and picnics



Google earth

© 2015 Google

300 ft



## STAFF NOTES



**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

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*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**

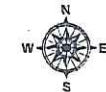
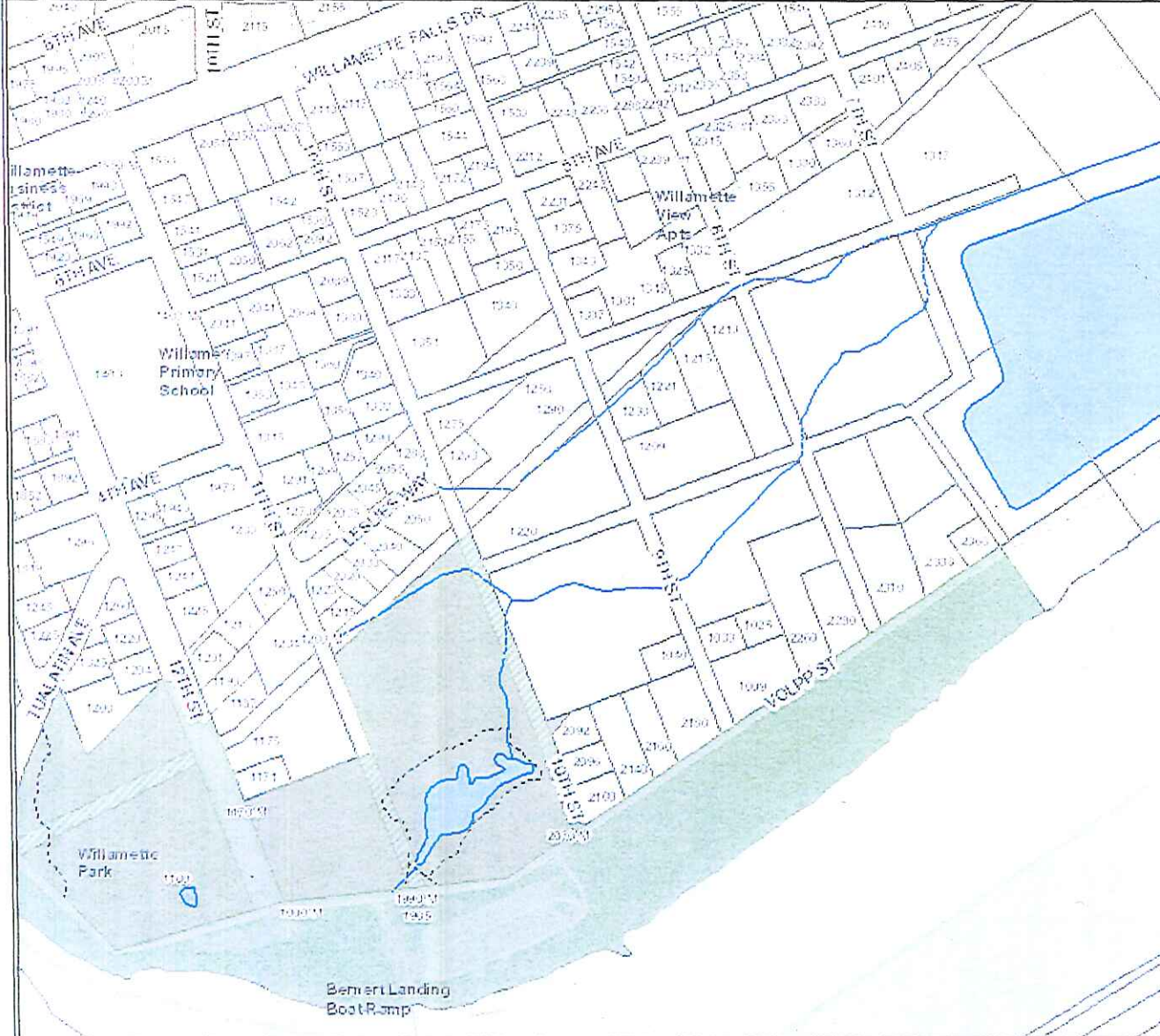
Zoning: R-10 (Single-family residential, 10,000 sq. ft. minimum lot size)  
Overlay Zones: CDC Chs. 28 (Willamette River Protection), and 27 (Flood Management Areas)

**Criteria**

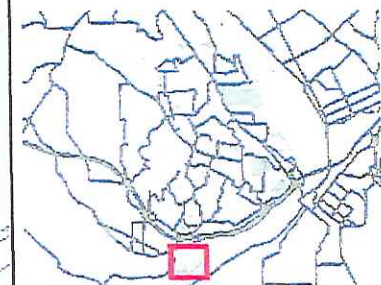
CDC Chapter 34: Accessory Structures, Accessory Dwelling Units, and Accessory Uses  
CDC Chapter 28: Willamette and Tualatin River Protection  
CDC Chapter 27: Flood Management Areas  
CDC Chapter 36: Manufactured Homes  
CDC Chapter 48: Access, Egress and Circulation



# 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**

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. Source: West Linn GIS (Geographic Information System) MapOptix.



- c. Provide technical data and assistance which will aid the applicant;
- d. Identify other policies and regulations that relate to the application;
- e. Identify other pertinent factors that relate to the application; and
- f. Provide the applicant with a written description of all rights for appeal and provide access to all administrative procedures.

6. The failure of the Director to provide any of the information required by this section shall not constitute a waiver of the standards, criteria, or requirements of the application.

...

9. If the applicant is not the owner of the subject property, the applicant shall provide written evidence that the owner has consented to the pre-application conference prior to it being scheduled.

C. The requirements for making an application.

1. The application shall be made on forms provided by the Director as provided by CDC 99.040(A)(1);
2. The application shall be complete and shall contain the information requested on the form, shall address the appropriate submittal requirements and approval criteria in sufficient detail for review and action, and shall be accompanied by the deposit or fee required by CDC 99.033. No application will be accepted if not accompanied by the required fee or deposit. In the event an additional deposit is required by CDC 99.033 and not provided within the time required, the application shall be rejected without further processing or deliberation and all application materials shall be returned to the applicant, notwithstanding any determination of completeness. (Ord. 1527, 2005; Ord. 1568, 2008; Ord. 1590 § 1, 2009; Ord. 1599 § 6, 2011; Ord. 1614 § 14, 2013; Ord. 1622 § 30, 3014)

**99.033 FEES**

The Council shall adopt a schedule of fees reasonably calculated to defray the expenses of the administrative process. The Council may establish either a set fee or a deposit system in which the applicant pays a deposit and the City determines the total administrative cost at the end of the process and refunds any unused amount of the deposit to the applicant. No additional deposit shall be required for additional costs that are incurred because the matter is referred to or called up by a higher decision-making authority. The Council shall charge no fees for City-initiated land use applications or appeals filed by a recognized neighborhood association pursuant to the provisions of CDC 99.240. (Ord. 1527, 2005; Ord. 1568, 2008; Ord. 1604 § 70, 2011)

**Comment [ZP1]:**

**Selected fees by type:**

- Floodplain \$1,050
- Willamette River Greenway \$1,700



## II. APPLICABLE CRITERIA

### R-10 Zoning District

#### 11.070 DIMENSIONAL REQUIREMENTS, USES PERMITTED OUTRIGHT AND USES PERMITTED UNDER PRESCRIBED CONDITIONS

Except as may be otherwise provided by the provisions of this code, the following are the requirements for uses within this zone:

...

5. Except as specified in CDC 25.070(C)(1) through (4) for the Willamette Historic District, the minimum yard dimensions or minimum building setback area from the lot line shall be:

- a. For the front yard, 20 feet; except for steeply sloped lots where the provisions of CDC 41.010 shall apply.
- b. For an interior side yard, seven and one-half feet.
- c. For a side yard abutting a street, 15 feet.
- d. For a rear yard, 20 feet.

6. The maximum building height shall be 35 feet, except for steeply sloped lots in which case the provisions of Chapter 41 CDC shall apply.

7. The maximum lot coverage shall be 35 percent.

8. The minimum width of an accessway to a lot which does not abut a street or a flag lot shall be 15 feet.

9. The floor area ratio shall be 0.45. Type I and II lands shall not be counted toward lot area when determining allowable floor area ratio, except that a minimum floor area ratio of 0.30 shall be allowed regardless of the classification of lands within the property. That 30 percent shall be based upon the entire property including Type I and II lands. Existing residences in excess of this standard may be replaced to their prior dimensions when damaged without the requirement that the homeowner obtain a non-conforming structures permit under Chapter 66 CDC.

10. The sidewall provisions of Chapter 43 CDC shall apply. (Ord. 1175, 1986; Ord. 1298, 1991; Ord. 1377, 1995; Ord. 1538, 2006; Ord. 1614 § 2, 2013; Ord. 1622 § 24, 2014)

**Comment [ZP2]:** ADUs have their own building height requirements – 18 foot maximum height for ADUs.

**Comment [ZP3]:** Lot coverage definition: the area covered by a building or buildings on a lot, expressed as a percentage of the total lot area. In a residential situation, buildings include the principal residence, any accessory dwelling unit, and the next largest accessory structure such as a garage, etc. Additional structures and paved surfaces do not count.

City records indicate total lot area is 24,845 square feet. Footprint of existing structures is currently approximately 3,365 square feet (approximately 14 percent).

**Comment [ZP4]: Type I lands.** Lands that have severe constraints that preclude the use of standard development techniques and technical criteria. Type I lands exist in the following areas:

Slope: All lands with 35 percent or more slopes.

Drainage: All lands within the 100-year floodplain.

Geological hazard: All existing or known landslide areas.

**Type II lands.** Lands which have constraints that are sufficient to preclude most standard types of development. Constraints in these areas generally do not constitute a health or safety hazard, but require the use of non-standard technical design criteria.

Type II lands exist in the following areas:

Slope: All lands with slopes between 25 and 35 percent.

Drainage: Water resource areas.

Geology: All known mineral and aggregate deposits.



## **CDC Chapter 34: Accessory Structures, Accessory Dwelling Units, and Accessory Uses**

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### **34.030 ACCESSORY DWELLING UNITS (ADUs)**

A. An accessory dwelling unit (ADU) may be allowed in conjunction with an existing primary single-family dwelling by conversion of existing space inside the primary dwelling; by means of an addition to an existing dwelling; by means of an addition as an accessory structure; or by converting or adding to an existing accessory structure, such as a garage, on the same lot with an existing primary dwelling, when the following conditions are met:

1. One off-street parking space for the ADU shall be provided in addition to the required parking for the primary dwelling except in those cases where the abutting street has a paved width of 28 feet or more and allows on-street parking.
2. Public services can serve both dwelling units.
3. The number of occupants is limited to no more than one family as defined by the Community Development Code.
4. The ADU does not exceed one bedroom and has an area between 250 and 1,000 square feet. If the ADU is located in an accessory structure, then it shall not exceed 30 percent of the gross square footage of the primary dwelling, except that an ADU may be a minimum of 250 square feet in size regardless of the size of the primary dwelling. No more than one ADU is allowed.
5. The ADU is in conformance with the setback and lot coverage requirements of the underlying zone.
6. The following minimum area standards shall be met:

1 person – 250 square feet

2 persons – 500 square  
feet

7. Existing accessory structures such as large workshops, offices, garages, etc., constructed prior to January 2000, that exceed dimensional standards prescribed above for ADUs may be converted into ADUs in the future so long as the occupied or inhabited area is restricted to less than 1,000 square feet. Existing structures are not required to meet the design standards of subsections (B)(1) through (9) of this section, but shall conform to them to the greatest extent feasible.

**Comment [ZP5]: ADU Requirements:**

- 1 off-street parking space
- Public services can serve both dwelling units
- Limited to one additional family
- ADU may not exceed 1 bedroom and must have an area between 250 and 1000 square feet.
- If an accessory structure, the area of the ADU may not be more than 30 percent of the gross area of the primary dwelling with a minimum of 250 square feet.
- ADU must meet setback and lot coverage requirements of the R-10 zone
- The size of the ADU is dependent upon the number of occupants – 1 person requires 250 square feet, 2 people requires at least 500 square feet.



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B. Design standards for both attached and detached ADUs are as follows:

**Comment [ZP6]:** The ADU should resemble the design of the primary dwelling.

1. Exterior finish materials. The exterior finish material must be the same, or visually match in type, size, and placement, the exterior finish material of the primary dwelling.

2. Roof pitch. The roof pitch must be the same as the predominant roof pitch of the primary dwelling.

3. Trim. Trim on edges of elements on the addition must be the same in type, size, and location as the trim used on the rest of the primary dwelling.

4. Windows. Windows must match those in the primary dwelling in proportion (relationship of width to height). Second-floor windows on the ADU should be placed and sized so as to achieve a reasonable amount of privacy for the abutting property owner(s).

5. Eaves. Eaves must project from the building walls the same distance as the eaves on the rest of the primary dwelling.

6. Setbacks. The detached ADU shall be at least 10 feet behind the front building line of the primary dwelling so as to maintain the primary status of the single-family home. The only exception allowed shall be for an ADU which is located above a detached garage, in which case, the setback of the ADU may be the same as that of the garage below.

7. Height. The maximum height allowed for a detached ADU is 18 feet (as measured using Building Codes methodology). Attached ADUs may be higher than 18 feet, but cannot exceed the height of the existing primary dwelling.

**Comment [ZP7]:** The ADU may not be taller than 18-feet

8. The main exterior entrance of the ADU shall be located on either the rear or side of the ADU so that the main entrance to the primary dwelling will not be in competition with the entrance to the ADU.

**Comment [ZP8]:** Entrance to ADU must be on side or rear of accessory structure.

9. Exterior stairs serving the ADU shall not face the front property line. (Ord. 1463, 2000)



## **CDC Chapter 28: Willamette and Tualatin River Protection**

### **28.040 EXEMPTIONS/USES PERMITTED OUTRIGHT**

The following development activities do not require a permit under the provisions of this chapter. (Other permits may still be required.)

T. The construction, remodeling or additions of home and accessory structures that take place completely within the "Habitat and Impact Areas Not Designated as HCAs" shall be exempt from a Willamette or Tualatin River Protection Area permit. Where the "Habitat and Impact Areas Not Designated as HCAs" goes to the edge of a clearly defined top of bank, the applicant's home and accessory structures shall be set back at least 15 feet from top of bank. At-grade patios and deck areas within 30 inches of natural grade may extend to within five feet from top of bank. No overhang or cantilevering of structures is permitted over HCA or over setback area. If these terms are met then no permit will be required under this chapter.

...

Z. Accessory structures under 15 feet tall and 500 square feet located on the opposite side of the house or principal structure from the resource area requires only a building permit.

**Comment [ZP9]:** Not sure where these are in West Linn. Our HCA layer contains two classifications: 1) HCA and 2) Allow Development

### **28.090 SUBMITTAL REQUIREMENTS: APPLICATION**

A. An application for a protection area permit shall be initiated by the property owner or the owner's authorized agent. Evidence shall be provided to demonstrate that the applicant has the legal right to use the land above the OLW. The property owner's signature is required on the application form.

B. A prerequisite to the filing of an application is a pre-application conference at which time the Planning Director shall explain the provisions of this chapter and provide appropriate forms as set forth in CDC 99.030(B).

C. An application for a protection area permit shall include the completed application and:

1. Narrative which addresses the approval criteria of CDC 28.110.
2. A site plan, with HCA boundaries shown and by low, moderate, high type shown (CDC 28.120).
3. A grading plan if applicable (CDC 28.130).
4. Architectural drawings if applicable (CDC 28.140).

**Comment [ZP10]:** Required plan submittals

1. Narrative responses to all applicable criteria
2. A site plan
3. A grading plan, if grading is proposed
4. Arch. Drawings
5. A landscape plan if landscaping is required or proposed
6. A mitigation plan
7. One hard copy of all plans at the original scale, one hard copy at 11x17, and one electronic copy



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4. All development, including exempted activities of CDC 28.040, shall have approved erosion control measures per Clackamas County Erosion Prevention and Sediment Control Planning and Design Manual, rev. 2008, in place prior to site disturbance and be subject to the requirements of CDC 32.070 and 32.080 as deemed applicable by the Planning Director.

Comment [ZP13]: <http://www.clackamas.us/websites/documents/designmanual/manual.pdf>

...

E. Hardship provisions and non-conforming structures.

1. For the purpose of this chapter, non-conforming structures are existing structures whose building footprint is completely or partially on HCA lands. Any additions, alterations, replacement, or rehabilitation of existing non-conforming non-water-related structures (including decks), roadways, driveways, accessory uses and accessory structures shall avoid encroachment upon the HCAs, especially high HCAs, except that:

a. A 10-foot lateral extension of an existing building footprint is allowed if the lateral extension does not encroach any further into the HCA or closer to the river or water resource area than the portion of the existing footprint immediately adjacent.

b. An addition to the existing structure on the side of the structure opposite to the river or water resource area shall be allowed. There will be no square footage limitation in this direction except as described in subsection (E)(1)(c) of this section.

c. The same allowance for the use of, and construction of, 5,000 square feet of total impervious surface for sites in HCAs per subsections (B)(2) through (4) of this section shall apply to lots in this section.

d. Vertical additions are permitted including the construction of additional floors.

e. The provisions of Chapter 66 CDC, Non-conforming Structures, shall not apply.

Comment [ZP14]: B. Single-family or attached residential. Development of single-family homes or attached housing shall be permitted on the following HCA designations and in the following order of preference with "a" being the most appropriate and "d" being the least appropriate:  
a

... [1]

F. Access and property rights.

1. Private lands within the protection area shall be recognized and respected.

2. Where a legal public access to the river or elsewhere in the protection area exists, that legal public right shall be recognized and respected.

...

M. Structures. All buildings and structures in HCAs and riparian areas, including all exterior mechanical equipment, should be screened, colored, or surfaced so as to blend with the riparian environment. Surfaces shall be non-polished/reflective or at least expected to lose their luster within a year. In addition to the specific standards and criteria applicable to water-

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as specifically allowed by an approved Willamette and Tualatin River Protection and/or water resource area (WRA) permit. Such fencing shall be maintained until construction is complete. That portion of the HCA that includes wetlands, creeks, riparian areas and water resource area shall be identified with City-approved permanent markers at all boundary direction changes and at 30- to 50-foot intervals that clearly delineate the extent of the protected area.

**Comment [ZP15]:** City records do not indicate the presence of wetlands, creeks, riparian areas or water resource areas in this area.

5. Full erosion control measures shall be in place and approved by the City Engineer prior to any grading, development or site clearing.

U. Protect riparian and adjacent vegetation. Vegetative ground cover and trees upon the site shall be preserved, conserved, and maintained according to the following provisions:

1. Riparian vegetation below OHW removed during development shall be replaced with indigenous vegetation, which shall be compatible with and enhance the riparian environment and approved by the approval authority as part of the application.
2. Vegetative improvements to areas within the protection area may be required if the site is found to be in an unhealthy or disturbed state by the City Arborist or his designated expert. "Unhealthy or disturbed" includes those sites that have a combination of native trees, shrubs, and groundcover on less than 80 percent of the water resource area and less than 50 percent tree canopy coverage in the primary and secondary habitat conservation area to be preserved. "Vegetative improvements" will be documented by submitting a revegetation plan meeting CDC 28.160 criteria that will result in the primary and secondary habitat conservation area to be preserved having a combination of native trees, shrubs, and groundcover on more than 80 percent of its area, and more than 50 percent tree canopy coverage in its area. The vegetative improvements shall be guaranteed for survival for a minimum of two years. Once approved, the applicant is responsible for implementing the plan prior to final inspection.
3. Tree cutting shall be prohibited in the protection area except that:
  - a. Diseased trees or trees in danger of falling may be removed with the City Arborist's approval; and
  - b. Tree cutting may be permitted in conjunction with those uses listed in CDC 28.030 with City Arborist approval; to the extent necessary to accommodate the listed uses;
  - c. Selective cutting in accordance with the Oregon Forest Practices Act, if applicable, shall be permitted with City Arborist approval within the area between the OHW and the greenway boundary provided the natural scenic qualities of the greenway are maintained. (Ord. 1576, 2008; Ord. 1590 § 1, 2009; Ord. 1604 §§ 29 – 36, 2011; amended during July 2014 supplement)



## **CDC Chapter 27: Flood Management Areas**

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### **27.050 APPLICATION**

Applications for a flood management area permit must include the following:

- A. A pre-application conference as a prerequisite to the filing of the application.
- B. An application initiated by the property owner, or the owner's authorized agent, and accompanied by the appropriate fee.
- C. An application submittal that includes the completed application form, one copy of written responses addressing CDC 27.060, 27.070, 27.080 (if applicable), and 27.090 (if applicable), one copy of all maps and plans at the original scale, one copy of all maps and plans reduced to a paper size not greater than 11 inches by 17 inches, and a copy in a digital format acceptable to the City.
- D. A map of the parcel indicating the nature of the proposed alteration and its relationship to property zones, structures, trees, and any other pertinent features of the parcel.
- E. Information regarding the elevation of the site prior to development, the base flood elevation data for subdivisions (if applicable), and a description of water course alterations, if proposed.
- F. A topographic map of the site at contour intervals of five feet or less showing a delineation of the flood management area, which includes, but is not limited to, areas shown on the Flood Management Area map. The City Engineer or Building Official, as applicable, may, at his/her discretion, require the map to be prepared by a registered land surveyor to ensure accuracy. A written narrative explaining the reason why the owner wishes to alter the floodplain shall accompany the site plan map.
- G. The elevation in relation to mean sea level, of the lowest floor (including basement) of all structures.
- H. The elevation in relation to mean sea level to which any structure has been flood-proofed (non-residential only). (Ord. 1622 § 10, 2014)

**Comment [2P16]:** Additional submittal requirements here generally relate to verifying the elevation of the new structure

### **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.

#### **27.070 CONSTRUCTION MATERIALS AND METHODS**

**Comment [ZP19]:** Improvements shall be designed to avoid damage from floodwaters.

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

#### **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.
- 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 be certified by either a professional civil engineer or an architect licensed to practice in the State of Oregon, and must meet or exceed the following minimum criteria:
  - 1. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
  - 2. The bottom of all openings shall be no higher than one foot above grade.
  - 3. Openings may be equipped with screens, louvers, or other coverings or devices; provided, that they permit the automatic entry or exit of floodwaters.
  - 4. Fully enclosed areas below the base flood elevation shall only be used for parking, access, and limited storage.



8. The height of the below-grade crawlspace, measured from the interior grade of the crawlspace to the top of the crawlspace foundation wall, must not exceed four feet at any point. This limitation will also prevent these crawlspaces from being converted into habitable spaces.

9. There must be an adequate drainage system that removes floodwaters from the interior area of the crawlspace. Possible options include natural drainage through porous, well-drained soils and drainage systems such as low-point drains, perforated pipes, drainage tiles, or gravel or crushed stone drainage by gravity.

10. The velocity of floodwaters at the site should not exceed five feet per second for any crawlspace. For velocities in excess of five feet per second, other foundation types should be used.

11. For more detailed information refer to FEMA Technical Bulletin 11-01 or the most current edition.

12. The use of below-grade crawlspaces to elevate the building to one foot above the BFE may cause an increase in flood insurance premiums, which are beyond the control of the City.

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.

E. Placing a structure on piers, piles, and posts is allowed provided supporting members are designed to resist hydrostatic and hydrodynamic forces. (Ord. 1565, 2008)

## 27.110 MANUFACTURED HOMES

A. All manufactured homes must be anchored to prevent flotation, collapse or lateral movements, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors (reference FEMA's "Manufactured Home Installation in Flood Hazard Areas" guidebook for additional techniques).

**Comment [ZP20]:** Manufactured homes must be anchored to prevent flotation and in this zone must be at least one foot above the base flood elevation.

B. All manufactured homes placed or substantially improved within zones A1-30, AH, and AE shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is at least one foot above the base flood elevation and is securely anchored to an adequately anchored foundation system.

Land use pre-application conference staff notes  
2280 Volpp St.

August 7, 2014

#### **27.150 WARNING AND DISCLAIMER OF LIABILITY**

**Comment [ZP21]:** Release of liability to City for approval of development in these areas.

The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. This chapter does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This chapter shall not create liability on the part of the City of West Linn, any officer or employee thereof, or the Federal Insurance Administration for any flood damages that result from reliance on this chapter or any administrative decision lawfully made hereunder.



## **CDC Chapter 36: Manufactured Homes**

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### **36.020 MANUFACTURED HOMES STANDARDS**

Manufactured homes shall be subject to the following requirements in all of the zoning districts in which they are allowed.

- A. The unit shall satisfy the requirements for a manufactured home as defined in CDC 03.030.
- B. The unit shall be attached to a permanent foundation for which a building permit has been obtained.
- C. The unit shall have a roof with a minimum pitch of three feet in height for each 12 feet in width with a minimum six-inch projection.
- D. The unit shall have eaves.
- E. The unit, if built subsequent to 1975, shall carry a State insignia indicating compliance with the "Manufactured Housing Construction and Safety Standards Code." Units built prior to 1976 shall carry the State insignia for such units reflecting compliance with applicable State standards.
- F. The unit shall be multi-sectioned (double-wide or wider) and have a minimum floor area of 1,000 square feet and be designed for occupancy by one family.
- G. The wheels, tongue and traveling lights of the unit shall be removed upon installation of the unit.
- H. Any extension or attachment to the unit which is not part of the original factory manufactured home, including space intended for storage purposes, will require a building permit.
- I. Exterior siding and roofing shall be similar in color, material and appearance to that used on surrounding dwellings within 300 feet of the lot.
- J. The unit shall not have bare metal siding or roofing.
- K. Off-street parking shall be provided as required by CDC 46.090(A)(6). Garages' or carports' exterior materials must match the residential unit.
- L. The unit shall not be sited on a lot adjacent to any structure listed as an historic landmark or adjacent to an historic district.
- M. The exterior thermal envelope shall meet performance standards equivalent to those required for single-family dwellings under the State Building Code. (Ord. 1298, 1991; Ord. 1308, 1991)

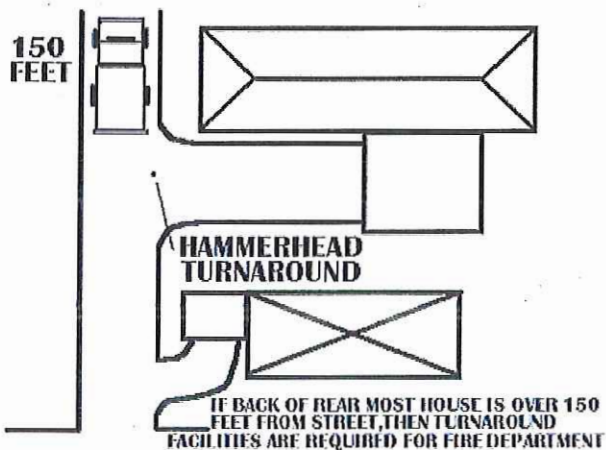
**Comment [ZP22]:** Manufactured home. A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For floodplain management purposes, the term "manufactured home" also includes park trailers, travel trailers, and other similar vehicles placed on a site for greater than 180 consecutive days. For insurance purposes, the term "manufactured home" does not include park trailers, travel trailers, and other similar vehicles.

**48.030 MINIMUM VEHICULAR REQUIREMENTS FOR RESIDENTIAL USES**

B. When any portion of any house is less than 150 feet from the adjacent right-of-way, access to the home is as follows:

1. One single-family residence, including residences with an accessory dwelling unit as defined in CDC 02.030, shall provide 10 feet of unobstructed horizontal clearance. Dual-track or other driveway designs that minimize the total area of impervious driveway surface are encouraged.
2. Two to four single-family residential homes equals a 14- to 20-foot-wide paved or all-weather surface. Width shall depend upon adequacy of line of sight and number of homes.
3. Maximum driveway grade shall be 15 percent. The 15 percent shall be measured along the centerline of the driveway only. Variations require approval of a Class II variance by the Planning Commission pursuant to Chapter 75 CDC. Regardless, the last 18 feet in front of the garage shall be under 12 percent grade as measured along the centerline of the driveway only. Grades elsewhere along the driveway shall not apply.
4. The driveway shall include a minimum of 20 feet in length between the garage door and the back of sidewalk, or, if no sidewalk is proposed, to the paved portion of the right-of-way.

**Comment [ZP23]:** Configuration of access to ADU will depend on location from street – if less than 150 feet, access must be at least 10-feet wide; if greater than 150-feet, access must be at least 20-foot wide, include a turnaround, etc. per (C) below.



C. When any portion of one or more homes is more than 150 feet from the adjacent right-of-way, the provisions of subsection B of this section shall apply in addition to the following provisions.



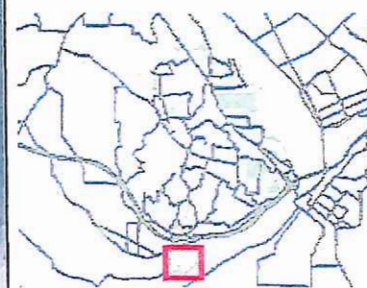
# Aerial Map



City of  
**West Linn**



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



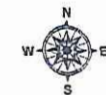
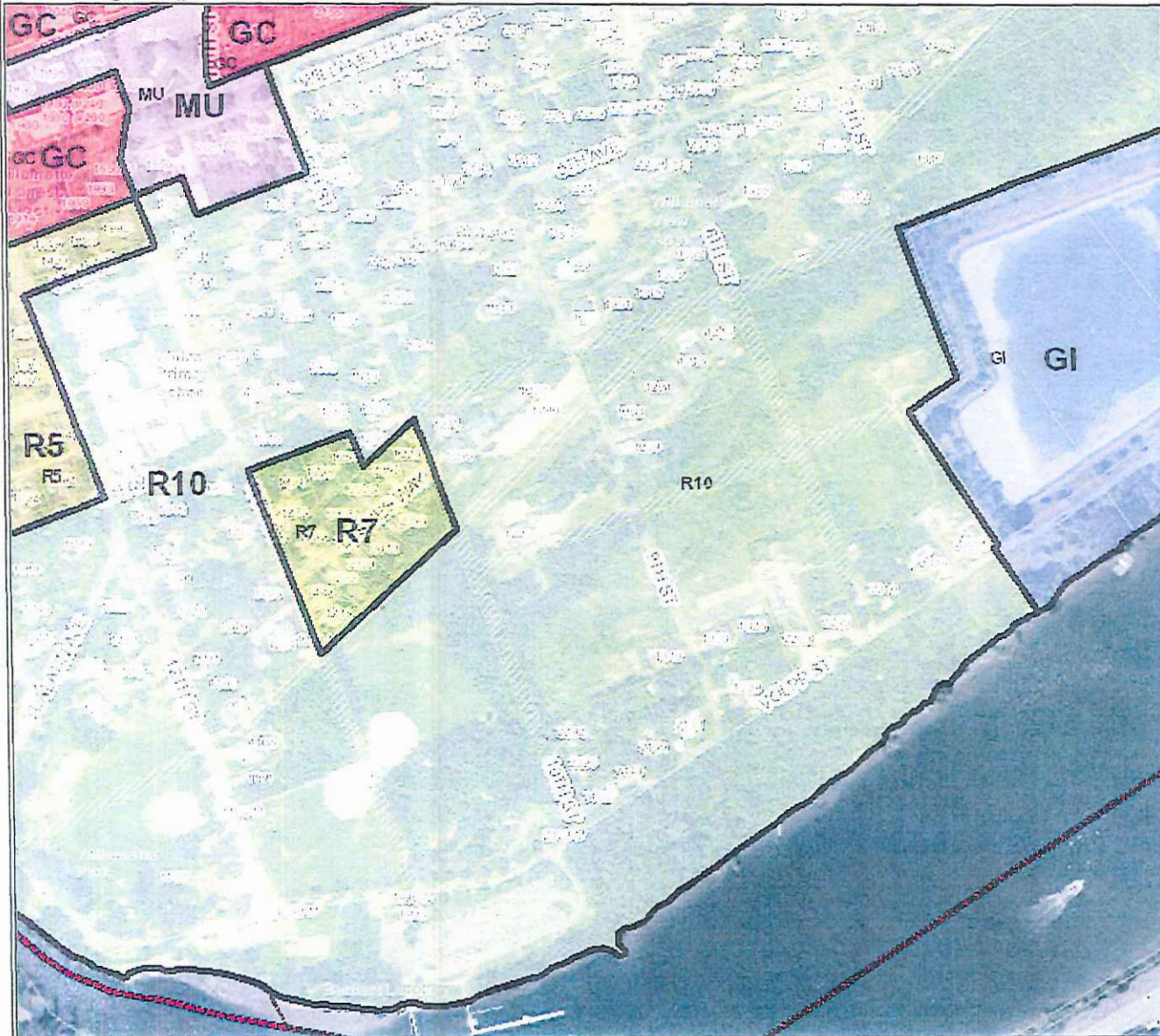
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Date Created: 25-Jul-14 11:50 AM

**WEST LINN GIS**

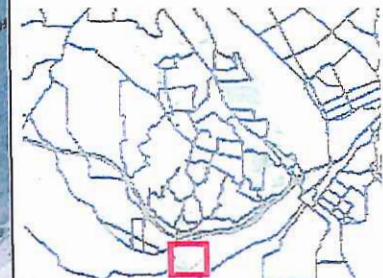
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# Zoning Map



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



Map created by: JBOYD  
Date Created: 25-Jul-14 11:53 AM



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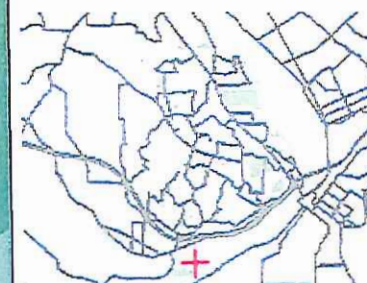
Legend

Metro Habitat Protection  
Published October 2005

 Habitat Conservation Area  
 Allow Development

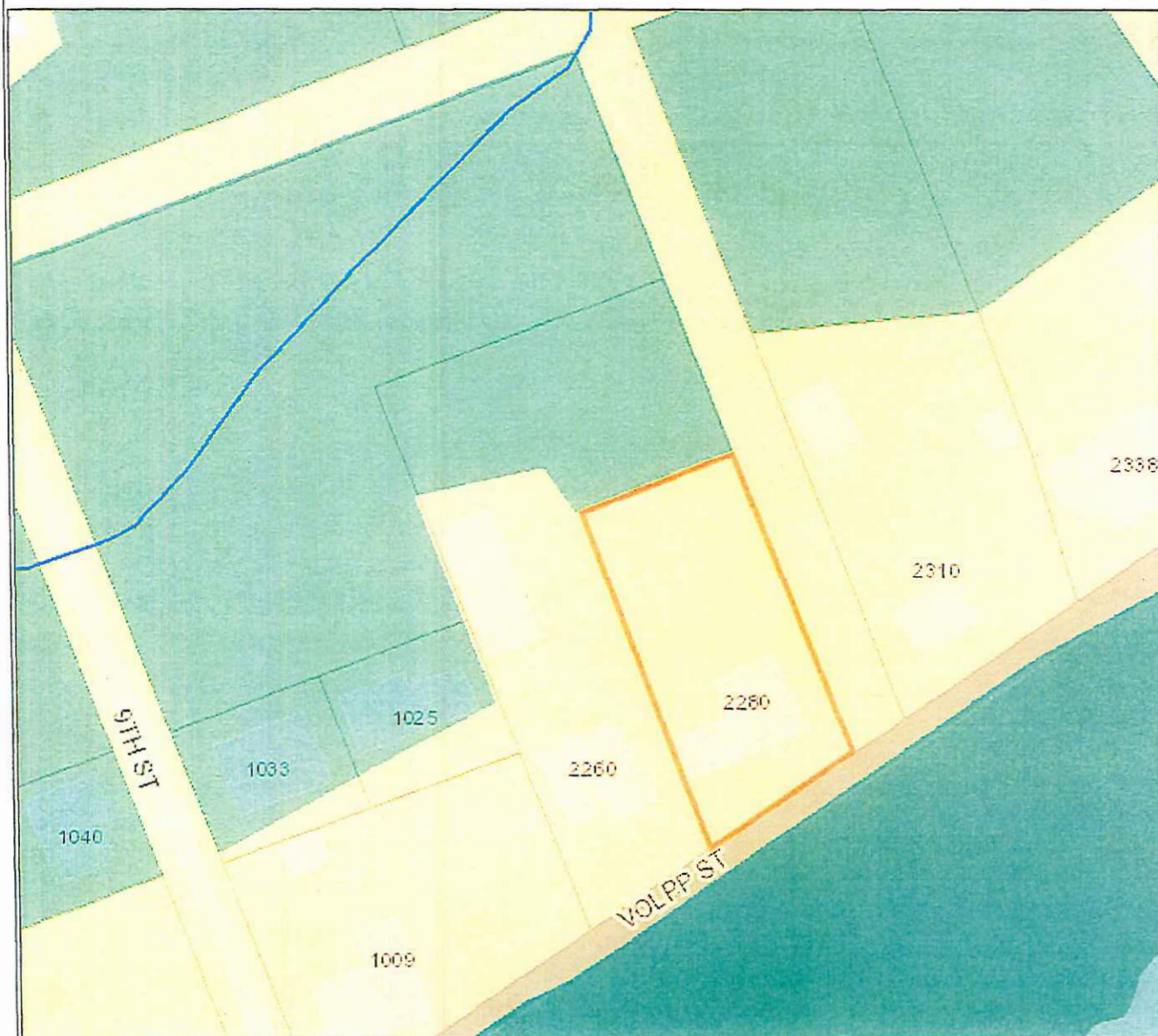


Scale 1:1,200 - 1 in = 100 ft  
Scale is based on 8-1/2 x 11 paper size



Map created by: ZPELZ  
Date Created: 05-Aug-14 03:17 PM

**WEST LINN GIS**



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# Zoning Map



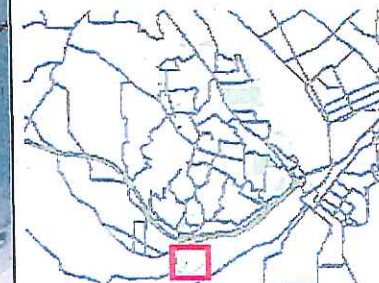
## Legend

Wetland Inventory 2005 Goal 5

Significant Riparian Goal 5



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 11:55 AM

**WEST LINN GIS**

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2280 VOLPP STREET



Legend

FIRM Flood Areas

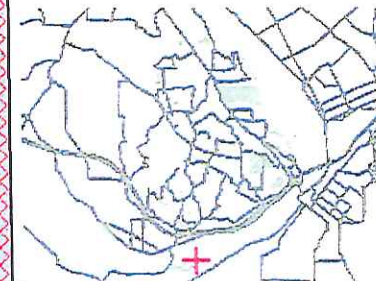
/// Floodway

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  
Date Created: 25-Jul-14 11:03 AM

**WEST LINN GIS**

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2280 VOLPP STREET




Legend

FIRM Flood Areas

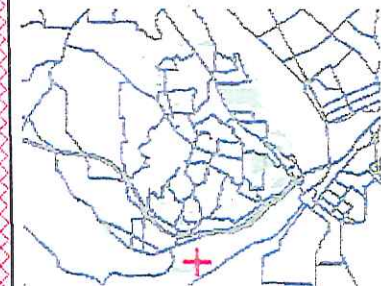
 Floodway

 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



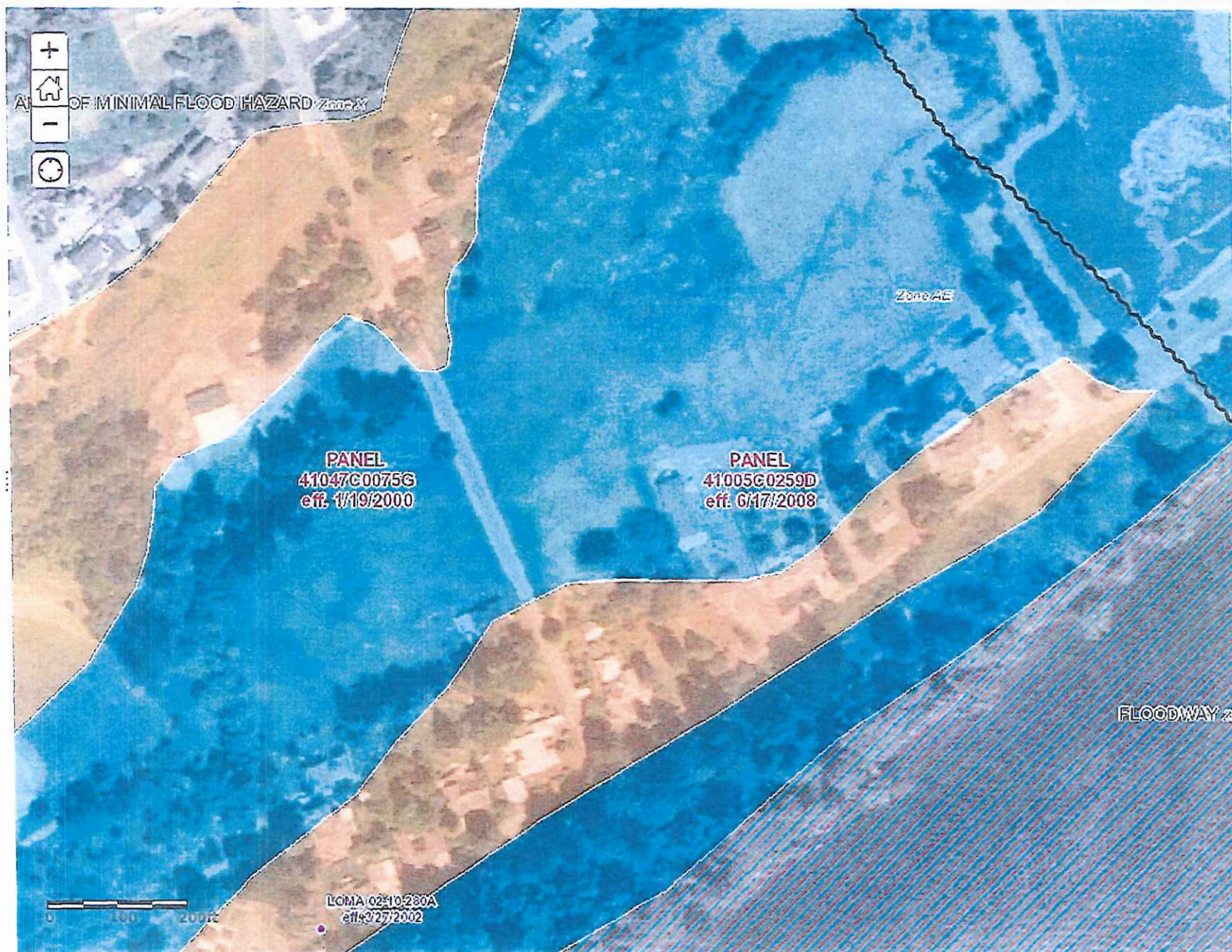
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**WEST LINN GIS**

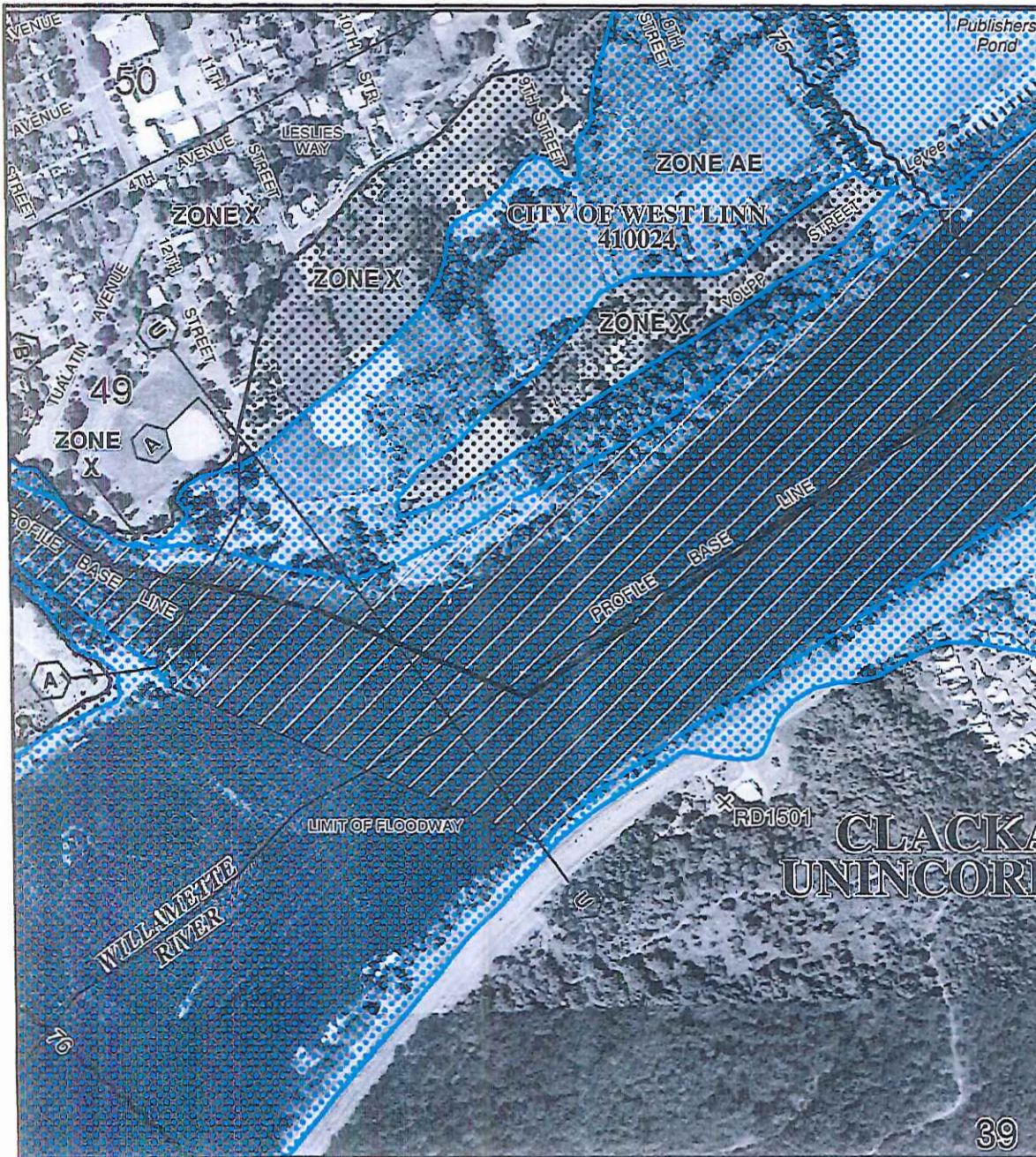
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gend







the Flood Insurance Study report for this jurisdiction.

Insurance is available in this community, contact your insurance agent or the National Flood Insurance Program at 1-800-638-6620.



MAP SCALE 1" = 500'

0 150 300 MILES

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](http://www.msc.fema.gov)



# Aerial Map



City of  
**West Linn**

Legend

Willamette River Greenway



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

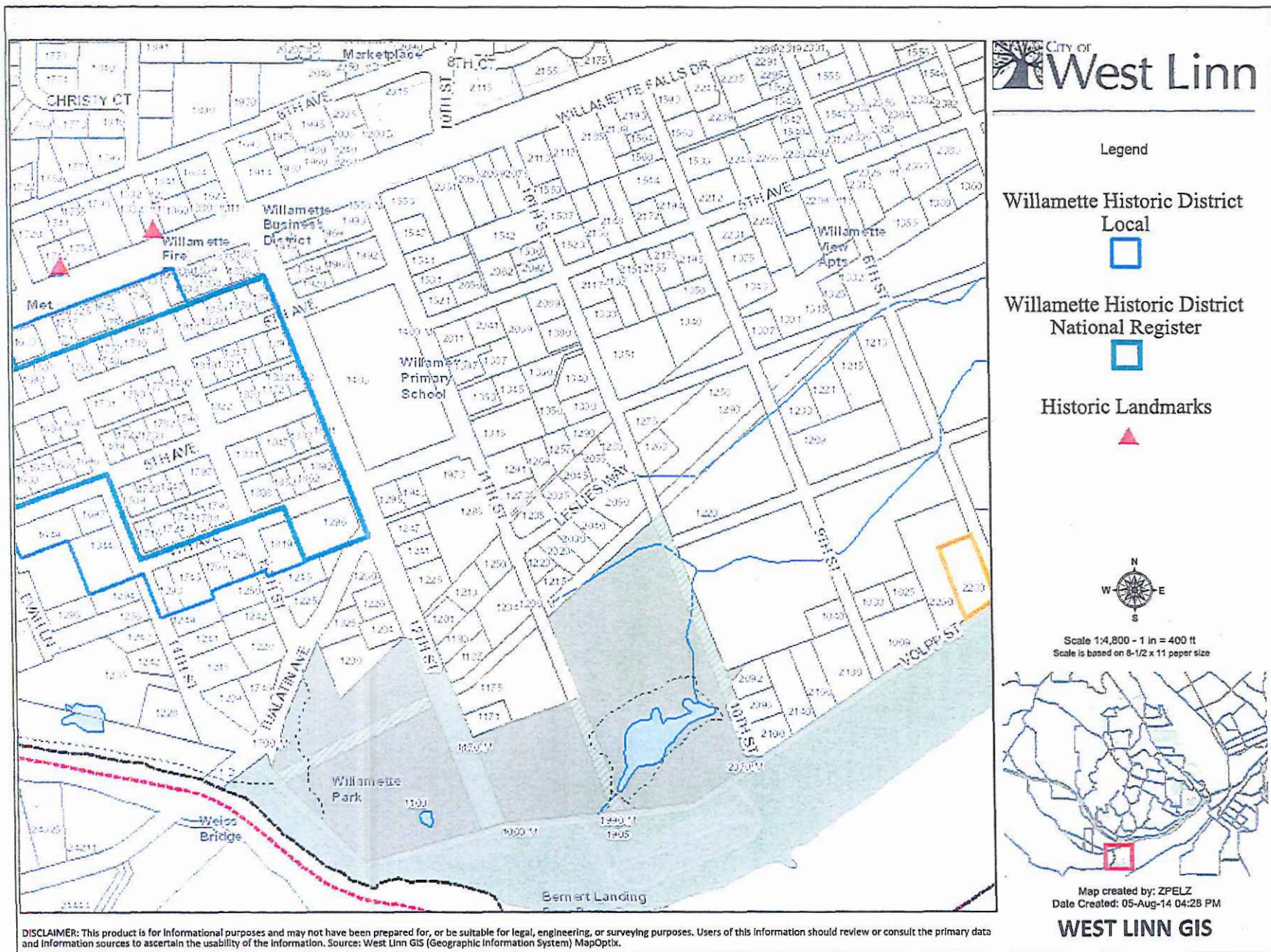


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Date Created: 25-Jul-14 11:52 AM

**WEST LINN GIS**

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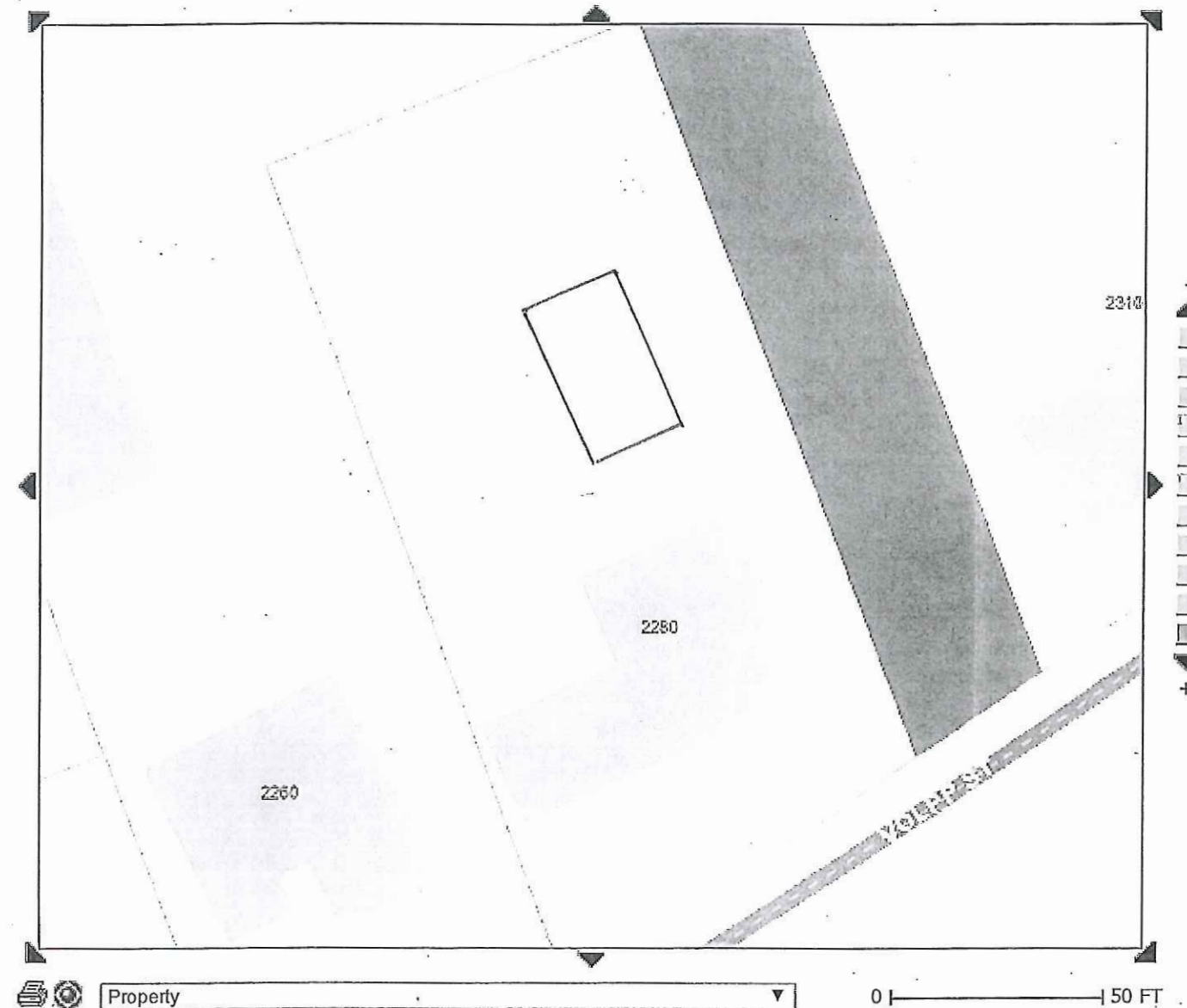






[Property Detail](#)

Long -122.64539 Lat 45.34159



City of Portland, Corporate GIS

8/1/2011

THE GIS APPLICATIONS ACCESSED THROUGH THIS WEB SITE PROVIDE A VISUAL DISPLAY OF DATA FOR YOUR CONVENIENCE. EVERY REASONABLE EFFORT HAS BEEN MADE TO ASSURE THE ACCURACY OF THE MAPS AND ASSOCIATED DATA. THE CITY OF PORTLAND MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, SEQUENCE, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE DATA PROVIDED HEREIN. THE USER OF THESE APPLICATIONS SHOULD NOT RELY ON THE DATA PROVIDED HEREIN FOR ANY REASON. THE CITY OF PORTLAND EXPLICITLY DISCLAIMS ANY REPRESENTATIONS AND WARRANTIES, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE CITY OF PORTLAND SHALL ASSUME NO LIABILITY FOR ANY ERRORS, OMISSIONS, OR DELAYS IN THE INFORMATION PROVIDED HEREIN. THE CITY OF PORTLAND SHALL ASSUME NO LIABILITY FOR ANY DECISIONS MADE OR ACTIONS TAKEN OR NOT TAKEN BY THE USER OF THE APPLICATIONS BASED UPON THE INFORMATION OR DATA PROVIDED HEREIN.



SW 1/4 NE 1/4 SEC 2 T.3S. R.1E. WM.  
CLACKAMAS COUNTY  
1" = 100'

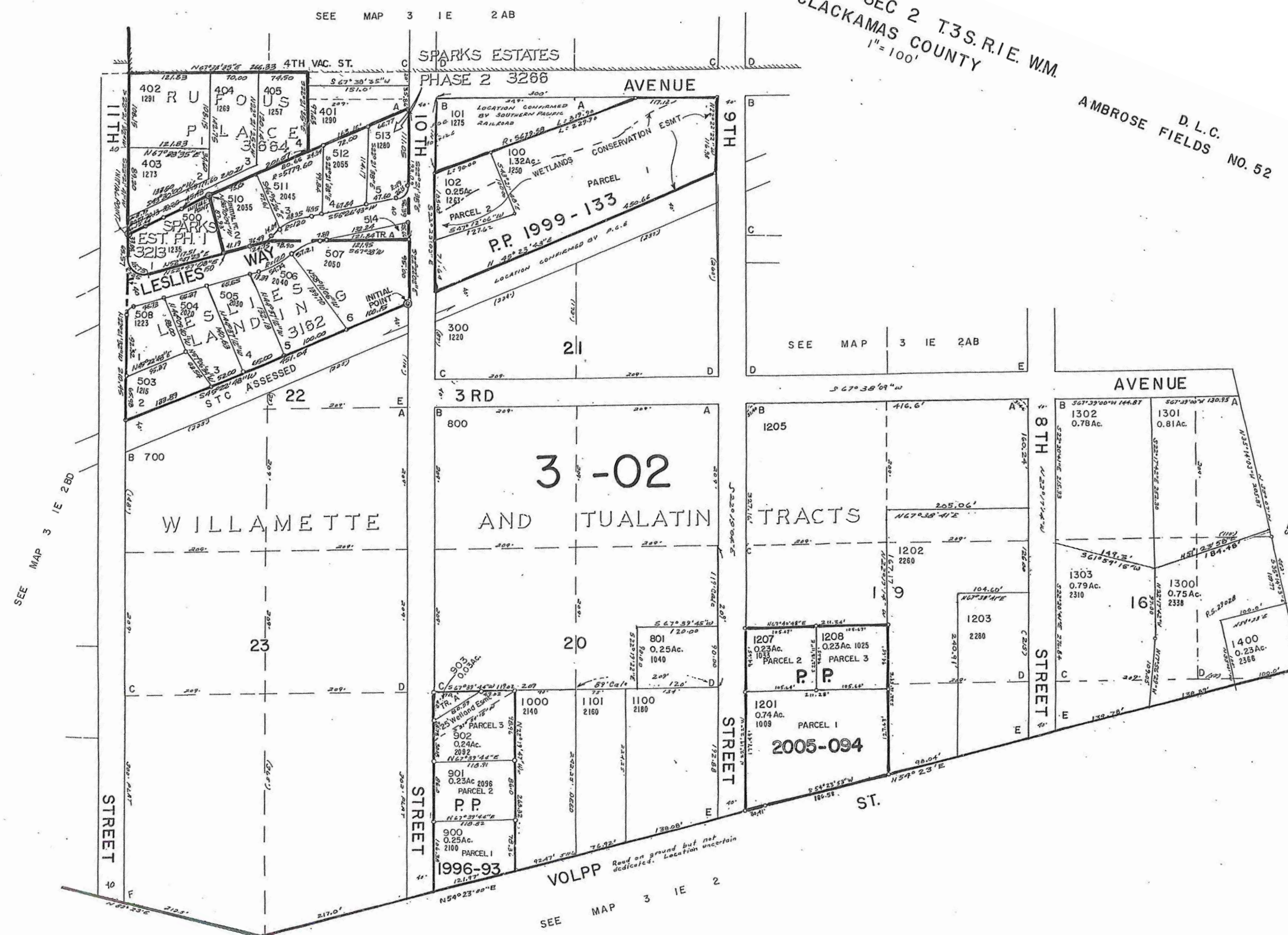
3 IE 2AC  
WEST LINN

CANCELLED  
200  
600  
500UI  
500UI  
590UI  
590U2  
502  
190  
501  
509  
1200  
400  
1204  
1206

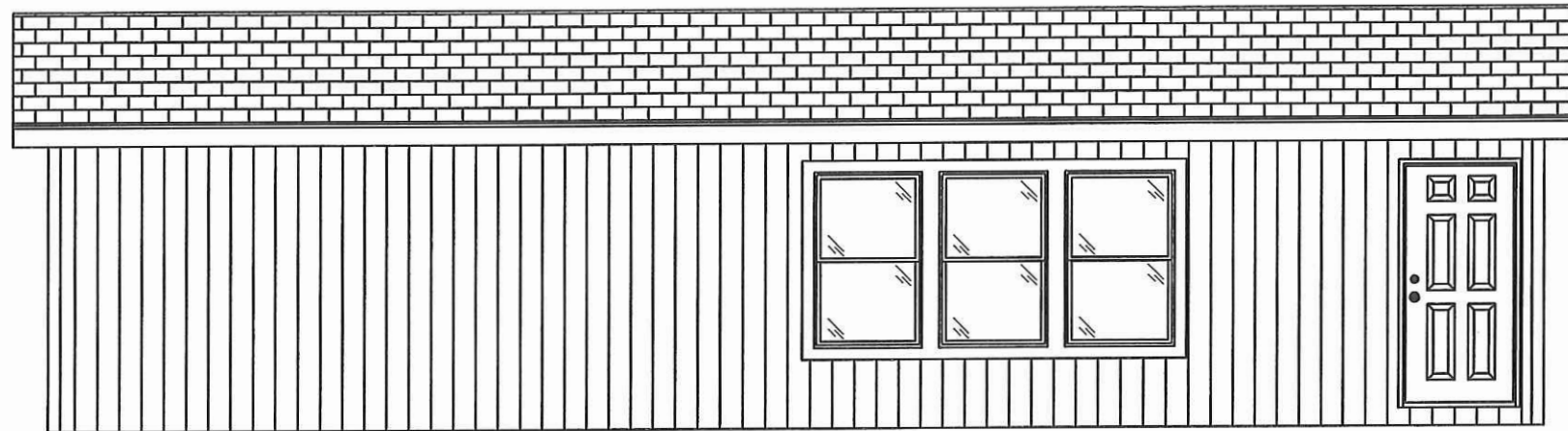
SEE MAP 3 1E 2

GREENWAY  
SEE MAP 4-4

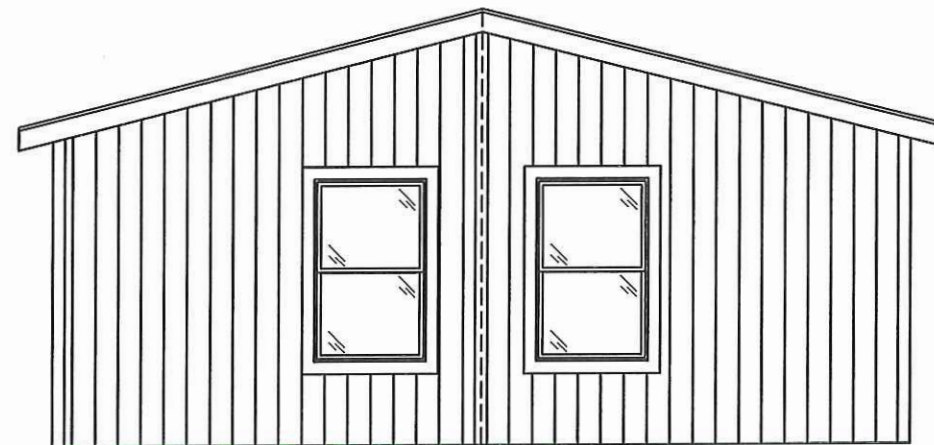
3 IE 2AC  
BOOK 27



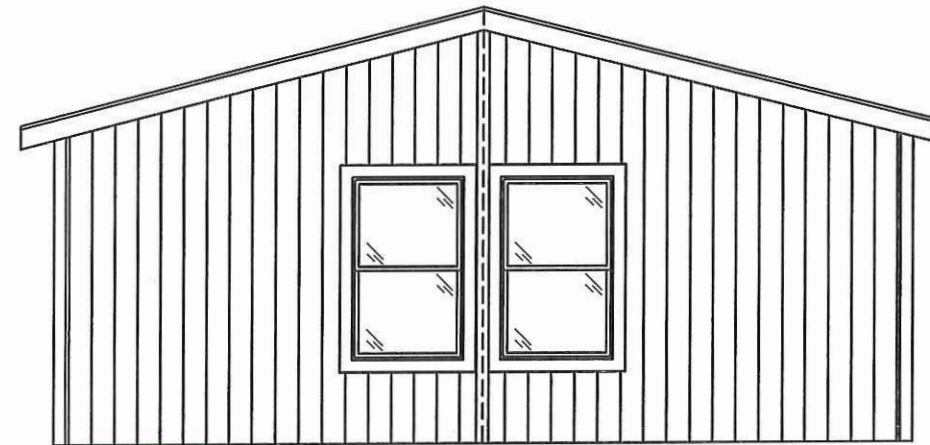




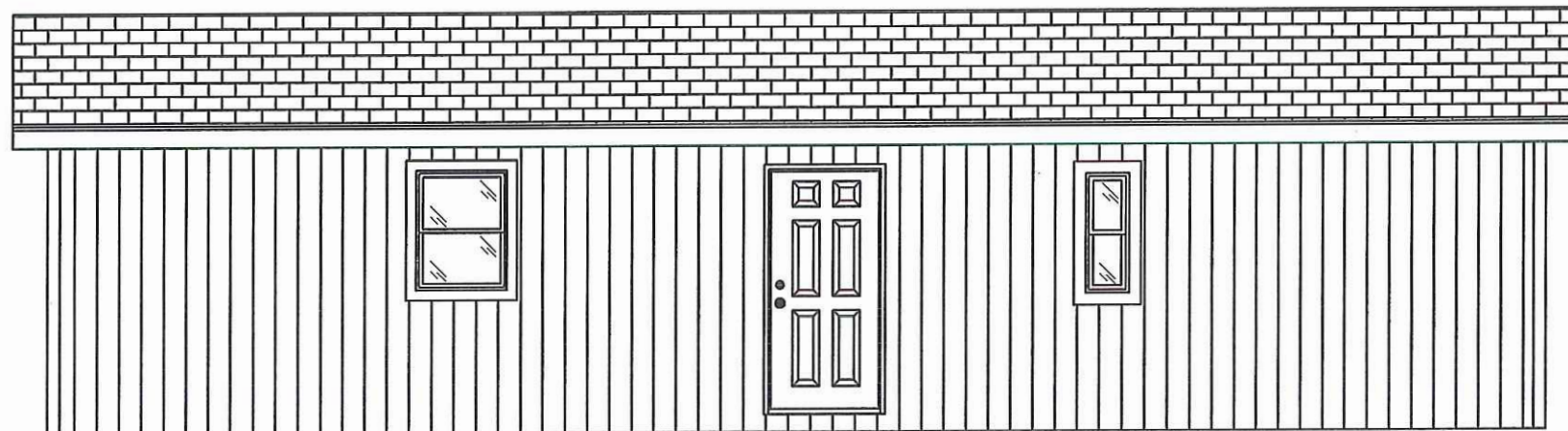
Front View



Left View



Right View



Rear View



Palm  
Harbor  
Homes

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Plant Location: 20-Millersburg

Customer: Bradford

Drawn

By:

Date: 6-23-15

Series: 400

Model Number: 4L44S66-AD24442B

Page Number:

Designation:

### ELEVATION

Rev. By: --  
Revision: --

### Approvals

P.E.

3rd Party:

**SER#**  
\*\*\*\*\*





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Plant: 20-Millersburg  
Location: 20-Millersburg  
Customer: Bradford  
Drawn By:  
Date: 6-23-15  
Series: 400  
Model Number: 4L44S66-AD24442B  
Page Number:  
Designation:

### FLOOR PLAN

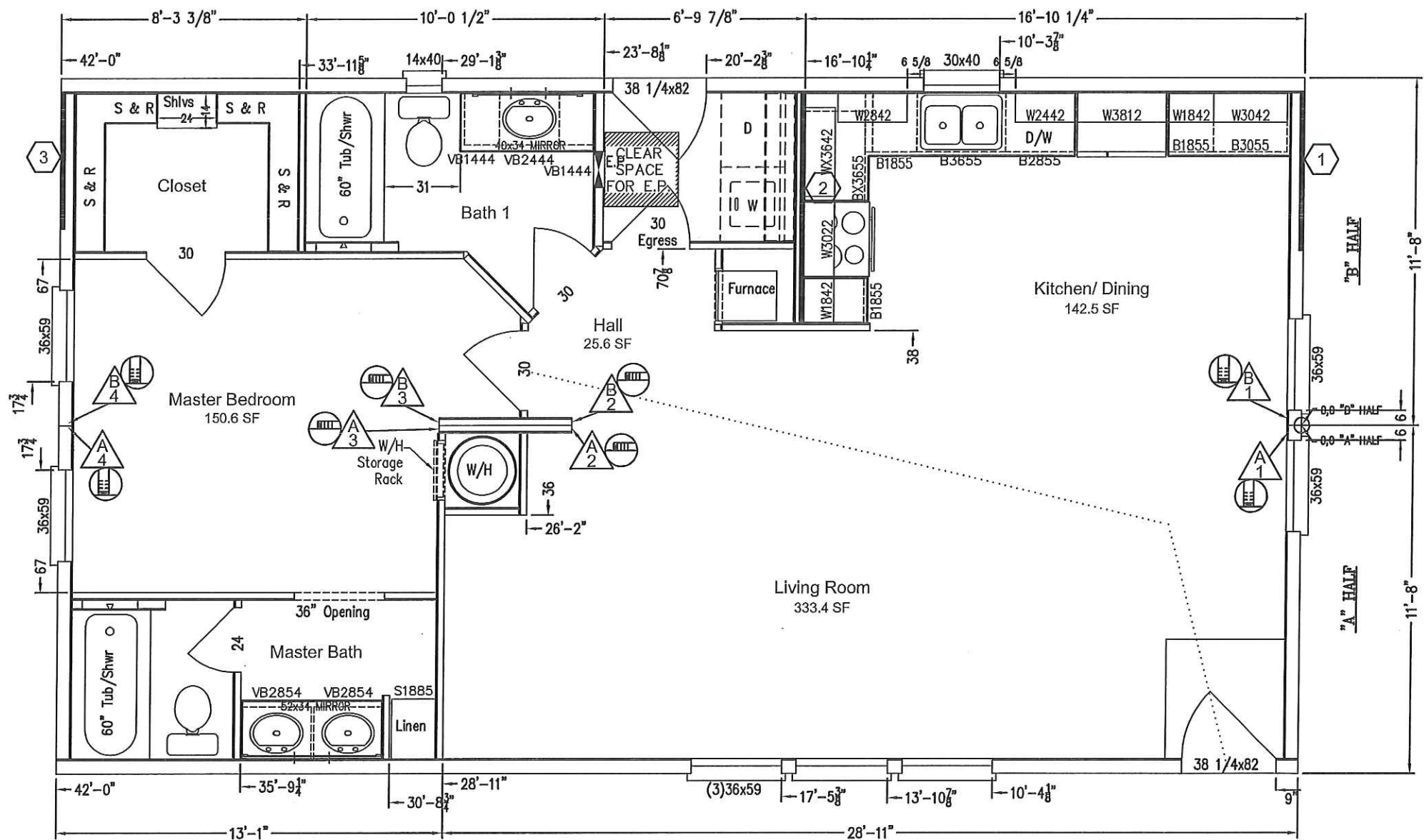
Rev. By: --  
Revision: --

### Approvals

P.E.

3rd Party:

SER#  
\*\*\*\*\*



### Column Requirements

Stud Length: 111 - 2x3 @ 16 O/C, #2 SPF  
Marriage Wall Height: 113.900  
Floor Width: 140

Version: 1.0  
Wind Zone: 1  
Exposure: C

Floor Dead Load: 11  
Roof Dead Load: 15  
Roof Live Load: 30

No.		Add'l Joist	31 GA. Strap	Tab Span	Max. Stretch	Type	Stud # & Size	Block	Column Load
1	T	N/A	2	24'-2"	0"	1	1-2x6	N	3347
1	B	N/A	2	24'-2"	0"	1	1-2x6	N	3347
2	T	N/A	2	24'-2"	0"	2	5-2x3	N	3347
2	B	N/A	2	24'-2"	0"	2	5-2x3	N	3347
3	T	N/A	1	12'-5"	0"	2	3-2x3	N	1805
3	B	N/A	1	12'-5"	0"	2	3-2x3	N	1805
4	T	N/A	1	12'-5"	0"	1	1-2x6	N	1805
4	B	N/A	1	12'-5"	0"	1	1-2x6	N	1805

Max. Egress Dist. From:  
Master Bedroom To Exit: 31'-0"

### Shear Wall Requirements (HSWC)

STD Joists: 2x6 @ 16 O/C, #2 SPF  
Sidewall Height: 89.900"  
Floor Width: 140.00"

\*\* = Use Single Joist with Block(s)

No.	Avail Length	DSV PLF	Min. Length	Fasteners Per LF Floor	o/c Ceil'g	# of Joists	Tab Span	Max. Stretch	AVE Span	Cant. Span	Total Free End	Add'l Fixed End
1	91	100	64"	2	3"	1	16'-4"	0"	0"	0"	1.0"	0.0"
2	93	150	93"	2	4 3/4"	2	41'-0"	0"	0"	0"	1.0"	0.0"
3	79	150	55"	3	3"	2	24'-4"	0"	0"	0"	1.0"	0.0"

NOTE: ALL WINDOW HEADERS ARE TO BE 80" FROM FLOOR  
(CRIPPLE LENGTH BELOW-36X59=18"/46X40=37")

(R.A.S.=PA-20-DS-1)  
Living Space 980 Sq.Ft.

CFM DIST = 938  
A/C = 2.5 TON UNIT

SET WALL BACK 1/2"

(R.A.G. ABOVE BEDROOM DOORS)  
(VENTILAIRE III)

Default Attribute Value  
Roof Pitch: 3/12  
Wind Load: 15 PSF  
SW Joist: #2 SPF

### Lags





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Plant Location: 20-Millersburg

Customer: Bradford

Drawn By:  
Date: 6-23-15

Series: 400

Model Number: 4L44S66-AD24442B

Page Number:

Designation:

### UTILITY DROPS

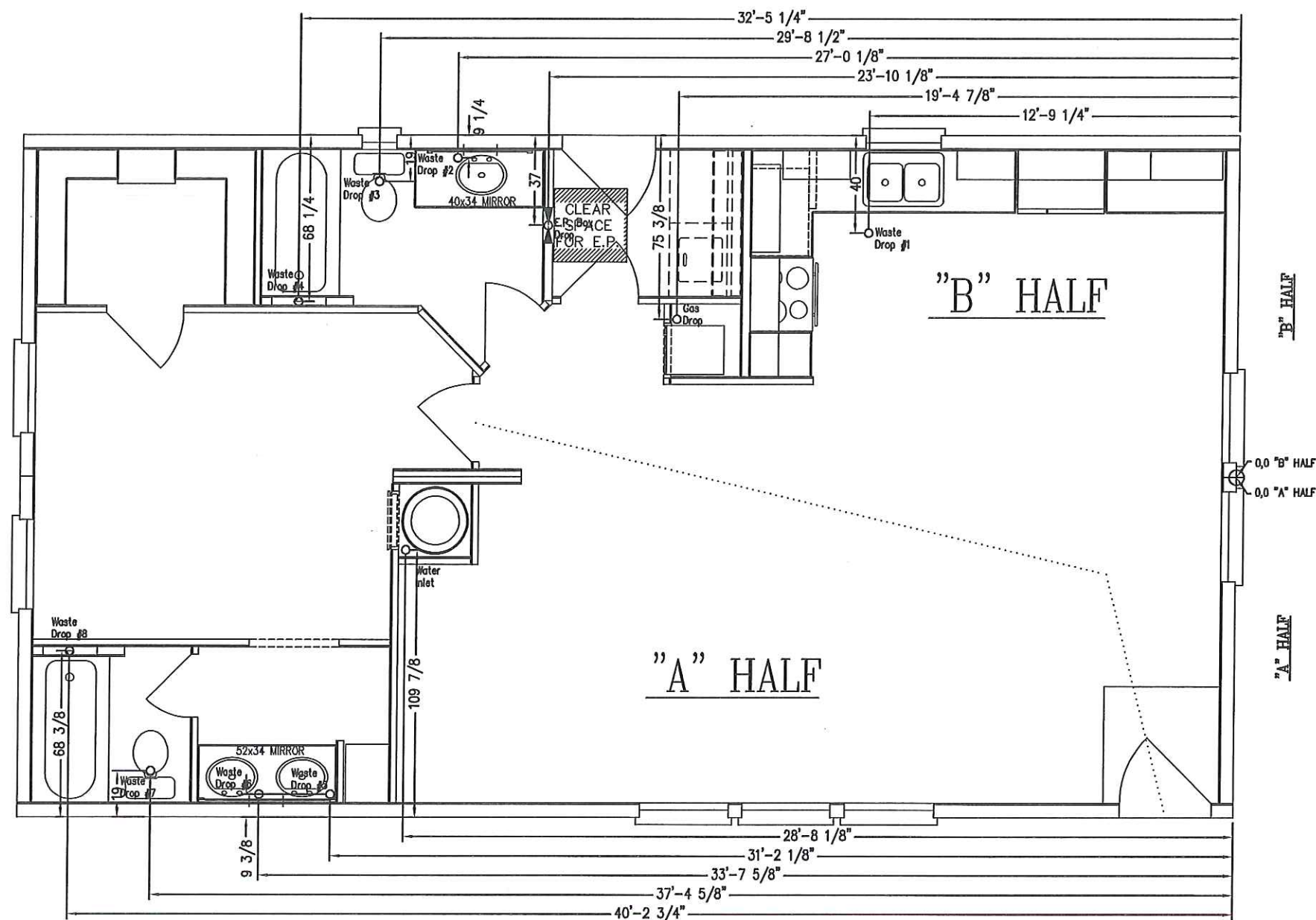
Rev. By: --  
Revision: --

### Approvals

P.E.

3rd Party:

SER#  
\*\*\*\*\*



## UTILITY LOCATIONS

SET-UP MANUAL SUPPLEMENT