



CITY OF West Linn

PLANNING MANAGER DECISION

DATE: January 6, 2025

FILE NO.: MISC-24-04

REQUEST: Approval for an alteration of an existing, non-conforming structure (garage) at 2195 5th Avenue.

PLANNER: Darren Wyss, Planning Manager

Planning Manager DSW

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GENERAL INFORMATION

APPLICANT:	Watton Design Works, Inc. Tom Watton 1880 Willamette Falls Drive, Suite 200-D West Linn, OR 97068
OWNER:	Noah Kamp 2195 5 th Avenue West Linn, OR 97068
SITE LOCATION:	2195 5 th Avenue
SITE SIZE:	10,658 Square Feet
LEGAL DESCRIPTION:	Assessor's Map 31E02AB Tax lot 05500
COMP PLAN DESIGNATION:	Low Density Residential
ZONING:	Residential, R-10
APPROVAL CRITERIA:	Community Development Code (CDC) Chapter 11 Residential, R-10; Chapter 66 Non-Confirming Structures; Chapter 99: Procedures for Decision-Making: Quasi-Judicial.
120-DAY RULE:	The application became complete on December 12, 2024. The 120-day period therefore ends on April 11, 2024.
PUBLIC NOTICE:	Notice was mailed to property owners within 300-feet of the subject property and to the affected neighborhood association on December 17, 2024. A sign was placed on the property on December 20, 2024. The notice was also posted on the City's website on December 16, 2024. Therefore, public notice requirements of CDC Chapter 99 have been met.

EXECUTIVE SUMMARY

The applicant requests approval for an alteration of a non-conforming garage located at 2195 5th Avenue in the Willamette Neighborhood. The existing garage is non-conforming as it currently is located 6-feet 4-inches from the east property line (9th Street) and 15-feet 8-inches from the front property line. The R-10 zone requires a 15-foot side yard setback adjacent to a street and a 20-foot front yard setback. The applicant proposes an alteration of the existing garage in the current location as part the construction of a new single-family home. The footprint of the garage will remain the same and the new single-family home will meet all required setbacks. All other dimensional standards, setbacks, lot coverage, and other provisions of the underlying R-10 zone will be met.

Public Comments:

One public comment was submitted in favor of the application. Please see Exhibit PD-2.

DECISION

The Planning Manager (designee) approves this application (MISC-24-04), based on: 1) the findings submitted by the applicant, which are incorporated by this reference, 2) supplementary staff findings included in the Addendum below, and 3) the addition of conditions of approval below. With these findings, the applicable approval criteria are met. The conditions are as follows:

- 1. Site Plan. With the exception of modifications required by these conditions, the final construction plans shall conform to the Proposed Site Plan dated 9/25/2024 and found in Exhibit PD-1.**
- 2. Engineering Standards. All public improvements and facilities associated with the approved site design, including but not limited to street improvements, driveway approaches, curb cuts, utilities, grading, onsite and offsite storm water, street lighting, easements, easement locations, and connections for future extension of utilities are subject to conformance with the City Municipal Code and Community Development Code. These must be designed, constructed, and completed prior to final plat approval. Public Works may coordinate with the applicant to complete voluntary additional off-site improvements.**
- 3. Front Yard Setback. The applicant shall submit a hub & tack from a licensed surveyor verifying the front yard setback is a minimum of 15-feet 4-inches from the front property line as part of the building permit approval.**

- 4. Street Side Yard Setback. The applicant shall submit a hub & tack from a licensed surveyor verifying the altered garage street side yard setback is a minimum of 6-feet 4-inches from the property line as part of the building permit approval.**

The provisions of the Community Development Code Chapter 99 have been met.


Darren Wyss, Planning Manager

January 6, 2025
Date

Appeals to this decision must be filed with the West Linn Planning Department within 14 days of mailing date. Cost is \$400. An appeal to City Council of a decision by the Planning Director shall be de novo. The appeal must be filed by an individual who has established standing by submitting comments prior to the decision date. Approval will lapse three years from the effective approval date.

Mailed this 6TH day of January 2025.

Therefore, the 14-day appeal period ends at 5:00 p.m., on January 20, 2025.

**ADDENDUM
APPROVAL CRITERIA AND FINDINGS
MISC-22-02**

This decision adopts the findings for approval contained within the applicant’s submittal, with the following exceptions and additions:

Chapter 11: RESIDENTIAL, R-10

11.030 PERMITTED USES

The following are uses permitted outright in this zoning district:

- 1. Single-family attached or detached residential unit.*

...

11.040 ACCESSORY USES

Accessory uses are allowed in this zone as provided by Chapter 34 CDC.

Staff Finding 1: The applicant proposes to construct a new single-family detached home and renovate (alter) the existing non-conforming garage. Single-family detached homes are permitted uses in the R-10 zone. Detached garages are accessory structures and permitted in the R-10 zone. The criteria are met.

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:

Minimum yard dimensions or minimum building setbacks		Except as specified in CDC 25.070(C)(1) through (4) for the Willamette Historic District. Front, rear, and side yard setbacks in a cottage cluster project are 10 ft. There are no additional setbacks for individual structures on individual lots, but minimum distance between structures shall follow applicable building code requirements.
Front yard	20 ft	Except for steeply sloped lots where the provisions of CDC 41.010 shall apply
Interior side yard	7.5 ft	Townhouse common walls that are attached may have a 0-ft side setback.
Street side yard	15 ft	
Rear yard	20 ft	

Staff Finding 2: The applicant proposes a new single-family detached structure that will be located approximately 65-feet from the rear property line and 7.5-feet from the west

property line. The applicant proposes to use the provisions of CDC Chapter 38.040(D) to reduce the front yard setback to 15-feet 4-inches. Please see Staff Finding 3 and associated Conditions of Approval. The east property line (9th Street) side setback requires 15-feet. The existing non-conforming garage is located 6-feet 4-inches from the east property line and the applicant proposes to alter the non-conforming garage in its existing location as permitted by CDC Chapter 66.080(B). Please see Staff Findings 4 to 7 and associated Conditions of Approval. Subject to the Conditions of Approval, the criteria are met.

*CHAPTER 38, ADDITIONAL YARD AREA REQUIRED; EXCEPTIONS TO YARD REQUIREMENTS;
STORAGE IN YARDS; PROJECTIONS INTO YARDS
38.040 EXCEPTIONS TO YARD REQUIREMENTS*

A. Purpose. The following standards allow exceptions to front yard requirements for residential dwellings when abutting lots are developed with dwellings that were built to a previous front yard setback standard:

...

D. If there is a dwelling on one abutting lot with a front yard of less depth than the required depth for the zone, the front yard for the subject lot need not exceed a depth halfway between the depth of the abutting lot and the required front yard depth.

E. If there is a garage on one abutting lot with a front yard of less depth than the required depth for the zone, the front yard for the garage for the subject lot need not exceed a depth halfway between the depth of the abutting lot and the required front yard depth.

Staff Finding 3: The existing single-family home to the west (2175 5th Avenue) has a non-conforming front yard setback of 10-feet 6-inches. There is no abutting property to the east (9th Street right-of-way). The applicant proposes to locate the new single-family home 15-feet 4-inches from the front property line (10-feet 6-inches + 20-feet = 30-feet 6-inches/2 = 15-feet 3-inches). Per Condition of Approval 3, the applicant shall submit a hub & tack from a licensed surveyor verifying the front yard setback is a minimum of 15-feet 4-inches from the front property line as part of the building permit approval. Subject to the Conditions of Approval, the criteria are met.

66, NON-CONFORMING STRUCTURES

66.080 ENLARGEMENT OF OR ALTERATION TO A NON-CONFORMING STRUCTURE: PROCESS AND APPROVAL STANDARDS

A. An enlargement of or alteration to a non-conforming structure containing a non-conforming use may be permitted subject to review and approval by the Planning Commission under the provisions of CDC 99.060(B) and CDC 65.120 through 65.140.

Staff Finding 4: The non-conforming structure (garage) does not contain a non-conforming use. The use of the property is residential, which is a permitted or conforming use in the R-10 zone. The criteria are not applicable.

B. An enlargement or alteration to a non-conforming structure containing a conforming use may be permitted subject to the following:

1. If the enlargement, in and of itself, meets all provisions of this code, the enlargement will be permitted. This exception does not preclude design review or other applicable provisions of this code.

Staff Finding 5: The applicant proposes altering an existing non-conforming garage, which is a conforming use in the R-10 zone. The alteration does not meet all provisions of the code, as the street side yard setback for the existing garage is approximately 6-feet 4-inches, not meeting the required 15-foot setback. In this circumstance, the criteria of CDC 66.080.B.2 applies. Design review is not applicable to garages. The criteria are met.

2. If the enlargement, in and of itself, does not meet all provisions of the code, review and approval by the Planning Director for single-family structures, and by the Planning Commission for non-single-family structures under the provisions of CDC 99.060(B) is required subject to the following standards.

a. The enlargement or alteration will not change the non-conformity; and

Staff Finding 6: The applicant proposes the alteration of an existing non-conforming garage, which requires Planning Director review and approval. The street side yard setback for the existing garage is 6-feet 4-inches and will remain at 6-feet 4-inches after the alteration is complete. The alteration will not change or increase the non-conformity. Per Condition of Approval 3, the applicant shall submit a hub & tack from a licensed surveyor verifying the altered garage street side yard setback is a minimum of 6-feet 4-inches from the property line as part of the building permit approval. Subject to the Conditions of Approval, the criteria are met.

b. All other applicable ordinance provisions will be met.

Staff Finding 7: See staff findings 1-3. The criteria are met.

EXHIBIT PD-1: APPLICANT SUBMITTAL

DEVELOPMENT REVIEW APPLICATION

For Office Use Only			
STAFF CONTACT Darren Wyss	PROJECT NO(S) MISC-24-04	PRE-APPLICATION NO.	
NON-REFUNDABLE FEE(S) \$1,200	REFUNDABLE DEPOSIT(S) \$0	TOTAL	\$1,200

Type of Review (Please check all that apply):

- | | | |
|--|---|---|
| <input type="checkbox"/> Annexation (ANX)
<input type="checkbox"/> Appeal (AP)
<input type="checkbox"/> CDC Amendment (CDC)
<input type="checkbox"/> Code Interpretation (MISC)
<input type="checkbox"/> Conditional Use (CUP)
<input type="checkbox"/> Design Review (DR)
<input type="checkbox"/> Tree Easement Vacation (MISC)
<input type="checkbox"/> Expediated Land Division (ELD)
<input type="checkbox"/> Extension of Approval (EXT) | <input type="checkbox"/> Final Plat (FP) Related File # _____
<input type="checkbox"/> Flood Management Area (FMA)
<input type="checkbox"/> Historic Review (HDR)
<input type="checkbox"/> Lot Line Adjustment (LLA)
<input type="checkbox"/> Minor Partition (MIP)
<input type="checkbox"/> Modification of Approval (MOD)
<input checked="" type="checkbox"/> Non-Conforming Lots, Uses & Structures
<input type="checkbox"/> Planned Unit Development (PUD)
<input type="checkbox"/> Street Vacation | <input type="checkbox"/> Subdivision (SUB)
<input type="checkbox"/> Temporary Uses (MISC)
<input type="checkbox"/> Time Extension (EXT)
<input type="checkbox"/> Right of Way Vacation (VAC)
<input type="checkbox"/> Variance (VAR)
<input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP)
<input type="checkbox"/> Water Resource Area Protection/Wetland (WAP)
<input type="checkbox"/> Willamette & Tualatin River Greenway (WRG)
<input type="checkbox"/> Zone Change (ZC) |
|--|---|---|

Pre-Application, Home Occupation, Sidewalk Use, Addressing, and Sign applications require different forms, available on the website.

Site Location/Address: 2195 5th Ave. Corner of 5th Ave & 9th Street	Assessor's Map No.: 31E02AB5500
	Tax Lot(s): 5500
	Total Land Area: 10,612

Brief Description of Proposal:

The current residential structure is considered non-conforming. It is partially built over the front and left building setback. The owner is proposing to replace a majority of the house and expand its footprint. The owner would like to keep the existing carport in its current location. The carport is over the left building

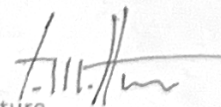
Applicant Name* : Watton Design Works, Inc., Tom Watton Address: 1880 Willamette Falls Drive, Suite 200-D City State Zip: West Linn, Or. 97068	Phone: 503-504-7775 Email: thomas@wattondesign.com
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Owner Name (required) : Noah Kamp Address: 2195 5th Ave. City State Zip: West Linn, Or. 97068	Phone: 503-709-3922 Email: noah@concretealt.com
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Consultant Name: Address: City State Zip:	Phone: Email:
--	------------------

1. Application fees are non-refundable (excluding deposit). Applications with deposits will be billed monthly for time and materials above the initial deposit. ***The applicant is financially responsible for all permit costs.**
2. The owner/applicant or their representative should attend all public hearings.
3. A decision may be reversed on appeal. The decision will become effective once the appeal period has expired.
4. Submit this form, application narrative, and all supporting documents as a single PDF through the Submit a Land Use Application web page: <https://westlinnoregon.gov/planning/submit-land-use-application>

The undersigned property owner authorizes the application and grants city staff the **right of entry** onto the property to review the application. Applications with deposits will be billed monthly for time and materials incurred above the initial deposit. The applicant agrees to pay additional billable charges.

 Applicant's signature MISC-24-04	Date 9-24-2024	 Owner's signature (required)	Date 9-24-2024
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DEVELOPMENT REVIEW CHECKLIST

The application form and supporting materials should be submitted electronically through <https://westlinnoregon.gov/planning/submit-land-use-application> as one (1) .pdf file. To create a single PDF file, go to [Adobe Acrobat Free Merge PDF](#) online tool. Other free Acrobat PDF tools like converting a file to PDF or reducing the file size are available on the Adobe website.

Supporting reports may be uploaded separately through this web form *if* the file size is too large. The separate submissions should be numbered (i.e., Submittal 1 of 2) and noted under transmittal contents. All plan set files **MUST** be flattened and reduced.

Submission requirement to upload through the web form:

- .pdf format.
- Individual file size no larger than 128 MB.
- Do not attach 'zip' files. Our server will reject all 'zip' files.
- Reduce and flatten all plan sets BEFORE uploading plan sets. The raster/vector settings should be optimized for printing.

A complete application must include the following:

- Development Review Application. Original signatures from all owners must be on the application form. **Do NOT use DocuSign.**
- A **project narrative** outlining the project's scope in detail, including the changes to the site, structure, landscaping, parking, land use, and lot consolidations.
- Complete written responses to identified approval criteria in the [Community Development Code \(CDC\)](#).
- A Service Provider Letter from Tualatin Valley Fire and Rescue - <https://www.tvfr.com/399/Service-Provider-Permit> Please contact Jason Arn at jason.arn@tvfr.com with any questions about TVF&R requirements.
- Vicinity Map showing the site within the City.
- Site Plan drawn to scale showing the:
 - Taxlot and address of the project,
 - Area of the site (acres or square feet),
 - Zoning and Neighborhood Association,
 - Location and dimensions of existing and proposed buildings, structures,
 - Location of existing and proposed on-site driveways and off-street parking,
 - Configuration and dimensions of all existing and proposed lots and tracts, including a proposed park, open space, and or drainage tracts or easements,
 - Location and width of existing and proposed easement for access, drainage, etc., and
 - Location of existing and proposed trees and other proposed landscaping.
 - Location of existing public and private utilities, easements, and 100-year floodplain,
 - Sensitive areas, including the location of on-site wetlands and riparian areas,
 - Location of existing off-site driveways across the street,
 - If applicable, internal circulation system, name, and location of existing and proposed roadways and roadway easements (private and public), and
 - Location and width of existing and proposed on-site pedestrian and bicycle facilities on-site.
- If applicable, a Utility Plan and Landscape plan, drawn to scale.
- If applicable, Building elevation drawings with exterior elevations for every side of each structure, height including building materials and floor levels, drawn to scale.
- If required, documentation of any required meeting with the respective City-recognized neighborhood association per CDC [99.038](#).
- Any other materials identified by city staff at the pre-application meeting.

For applications that the Planning Commission decides, the applicant or applicant's representative should present their proposal to the PC at the public hearing.



1880 Willamette Falls Dr.
Suite 200-D
West Linn, Or. 97068
503.5045.7775
thomas@wattondesign.com
wattondesign.com

Client Information:

Noah Kamp
1796 8th Ave.
West Linn, Or. 97068

Darren Wyss
Planning Manager
22500 Salamo Road
West Linn, Or. 97068

Project:

Non-Conforming Review
Existing garage setback encroachment
Address: 2195 5th Ave.

Planning Manager Wyss,

Please see attached application and supporting documents for a non-conforming review. This is an R-10 zoned property that currently has a single-family residence on it. A portion of the existing residential structure encroaches the side yard building setback. The owner would like to keep this portion of the residence in place. All other existing and proposed construction associated with the project will be located inside the building setbacks as well as comply with all other code requirements. The non-conforming portion of the structure is currently a 1-story garage. The non-conforming area will continue to be 1-story and will continue to be a garage. The specific non-conformity of the existing structure is that it is currently located 6'-4" from the east street side yard property line. It does not encroach on any other building setbacks. There will be no expansion to the structure in the non-conforming area. The site itself will remain relatively unchanged. The current rear yard access point from 9th Street will move slightly south to allow for garage under access as well as additional off-street parking. The city is requiring street improvements on 9th street as part of the project. This will automatically revise this access area. These improvements are currently in process with a licensed civil engineering firm. This property will continue to be single family use.

Below is the narrative addressing approval criteria of chapters 11 & 66.080.B(2) of the West Linn CDC.

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

This is an R-10 lot that is sized to code; Minimum lot size, minimum lot width, Average minimum lot width, minimum yard dimension requirements are all unchanged and code compliant. See site plan attached.

SETBACKS:

- Front yard setback is 20'. After averaging existing neighboring building setbacks this lot allows for a front setback of 15'-4". This information was calculated by a professional surveyor.
- Interior side yard 7'-6". All existing and proposed buildings will not encroach into this setback.
- Street Side yard 15'-0". This is the area where the non-conforming existing structure is located. Please see the attached existing and proposed site plans for additional visual information.
- Rear yard 20'-0". All existing and proposed buildings will not encroach into this setback.

HEIGHT:

- Max. Building height 35'-0". The non-compliant structure will remain as a 1-story structure. The proposed design for the rest of the structure meets this requirement. This will be reviewed by the planner at the time of permitting.

COVERAGE:

- Lot coverage 35%. See attached sheet Site-2 for proposed lot coverage calculation. Compliant.
- Max. floor area ratio 45%. See attached sheet Site-2 for proposed FAR calculation. Compliant.

All other chapter 11 requirements either don't apply or are clearly in compliance.

66.080 ENLARGEMENT OF OR ALTERATION TO A NON-CONFORMING STRUCTURE: PROCESS AND APPROVAL STANDARDS

A. An enlargement of or alteration to a non-conforming structure containing a non-conforming use may be permitted subject to review and approval by the Planning Commission under the provisions of CDC [99.060\(B\)](#) and CDC [65.120](#) through [65.140](#).

Response: This is currently considered a standard single family residence. That will continue to be its conforming use. The existing structure to remain will be a 1-story car port. Although this is a non-conforming structure it will have a conforming use. A significant amount of the existing structure will be removed and replaced.

B. An enlargement or alteration to a non-conforming structure containing a conforming use may be permitted subject to the following:

1. If the enlargement, in and of itself, meets all provisions of this code, the enlargement will be permitted. This exception does not preclude design review or other applicable provisions of this code.
2. If the enlargement, in and of itself, does not meet all provisions of the code, review and approval by the Planning Director for single-family structures, and by the Planning Commission for non-single-family structures under the provisions of CDC [99.060\(B\)](#) is required subject to the following standards.
 - a. The enlargement or alteration will not change the non-conformity; and
 - b. All other applicable ordinance provisions will be met. (Ord. [1192](#), 1987)

Response to "B": The proposed enlargement to the existing non-conforming structure meets all provisions of the city code. These modifications will not change the non-conformity of the building.

We will be required to update the existing framing in the non-conforming area. This upgrade will also allow us to upgrade the lateral design of the old structure. We will be able to install a port-hole frame at the garage door face that will greatly improve this structure to wind and earthquake forces.

Note: street improvements will required and be designed by a Civil Engineer for 9th Street. This is currently in process. Plans will not be approved through the permitting process until this design has been submitted and approved by the city engineering staff. This project is currently in for design review 935-24-000562.

From: [Arn, Jason S.](#)
To: thomas.wattondesign.com
Subject: RE: 2195 5th Ave. West Linn
Date: Monday, September 30, 2024 8:06:52 AM

Hi Tom,

Thanks for reaching out. Tualatin Valley Fire & Rescue as requirements to apply to your project. No review required as per our guide. [Access and Water Supplies Code Guide \(tvfr.com\)](#)

Thank you,

Jason Arn | Deputy Fire Marshal CFI

Tualatin Valley Fire & Rescue

Direct: 503-259-1510

www.tvfr.com

From: thomas.wattondesign.com <thomas@wattondesign.com>
Sent: Saturday, September 28, 2024 1:07 PM
To: Arn, Jason S. <Jason.Arn@tvfr.com>
Subject: 2195 5th Ave. West Linn

*****The sender is from outside TVF&R – Do not click on links or attachments unless you are sure they are safe*****

Jason,

We are applying for a non-conforming remodel to an existing residence to the address listed above.

I have attached an existing and proposed site plan. We are keeping the garage / driveway access to 5th Ave. We will be adding a driveway off of 9th street to access a proposed garage under the updated residence. There will be no more structures places on this lot at this time. It will be a single family residence, just larger.

I am required to receive a “Service Provider Letter from you to include in my application. Please let me know if you need any additional information to help you in any way.

Thanks,

Tom Watton

Watton Design Works, Inc.

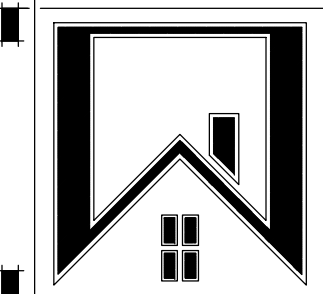
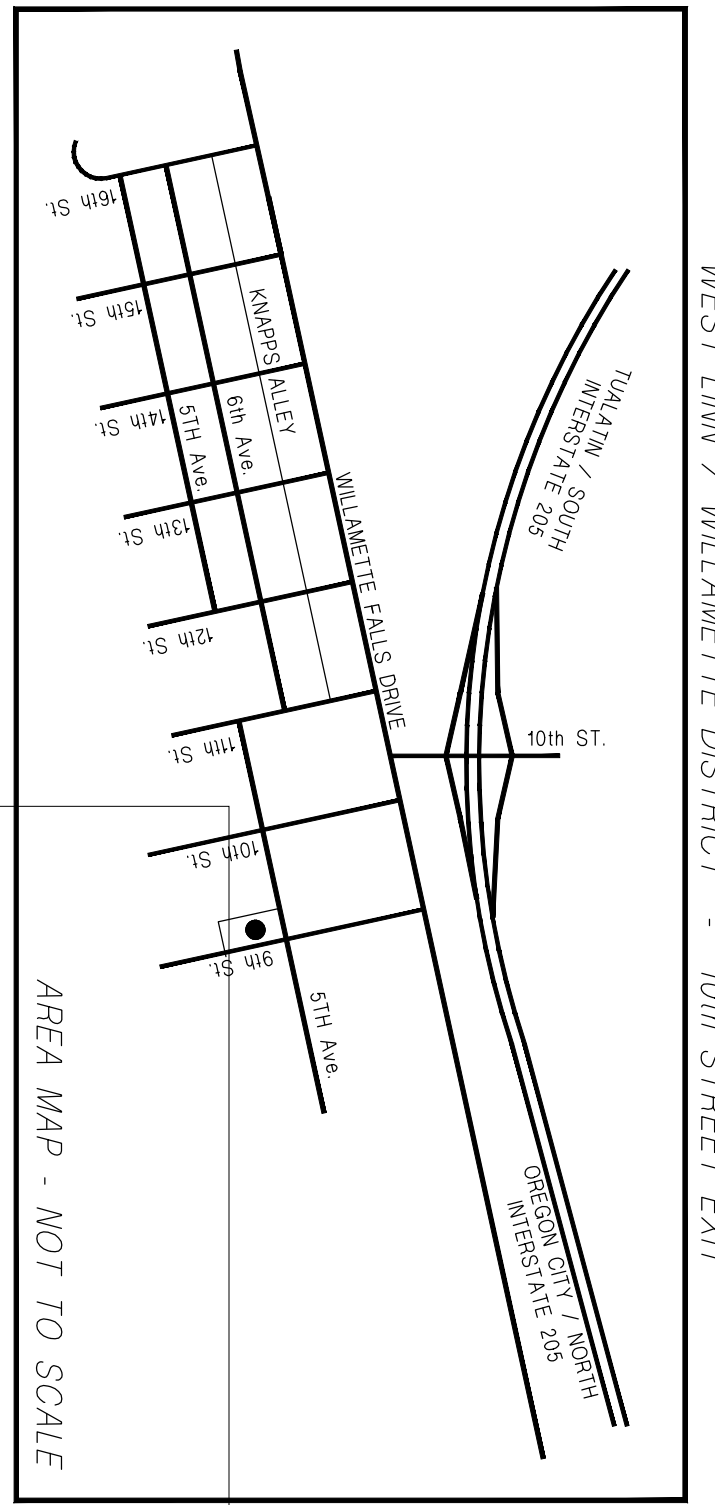
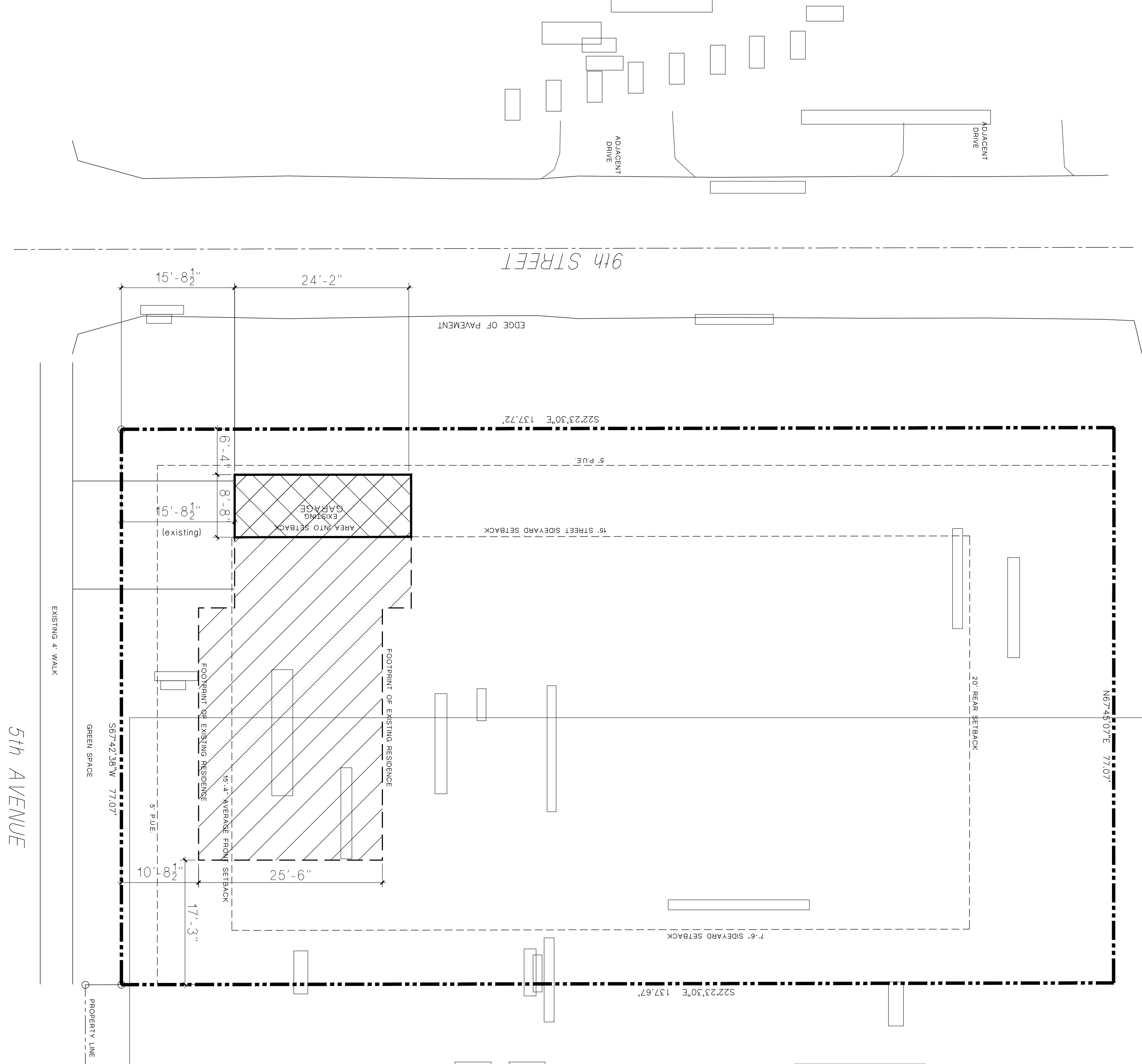
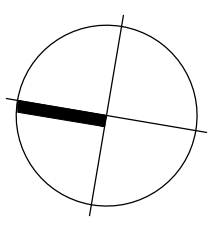
1880 Willamette Falls Drive, Suite 200-D

West Linn, Or. 97068

503.504.7775 c

EXISTING SITE PLAN

SCALE 1" = 10'-0"



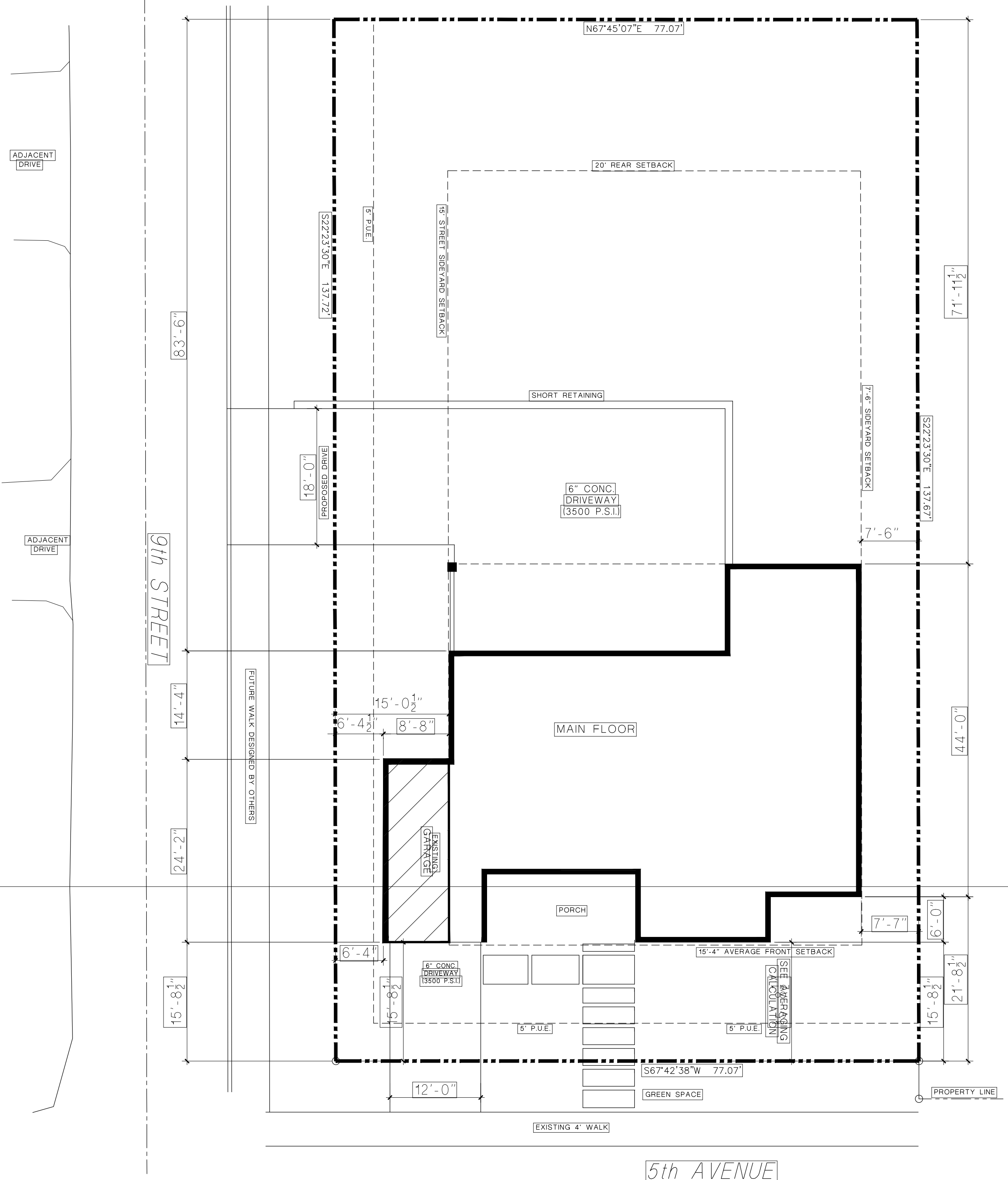
WATTON DESIGN WORKS, inc
 1880 Willamette Falls Drive 200-D
 West Linn, Oregon 97068
 503.504.7775

WATTON DESIGN WORKS WILL NOT BE LIABLE FOR THE ACCURACY OF THE TOPOGRAPHY INFORMATION. IT IS THE SOLE RESPONSIBILITY OF THE BUILDER / OWNER TO VERIFY ALL SITE CONDITIONS, INCLUDING ANY FILL PLACED ON THE SITE THAT MAY CAUSE OF ANY POTENTIAL FIELD MODIFICATIONS.

PROJECT: EXISTING SITE PLAN
OWNER: KAMP RESIDENCE
 NOAH KAMP
 NOAH@CONCRETEALT.COM
 503-709-3922

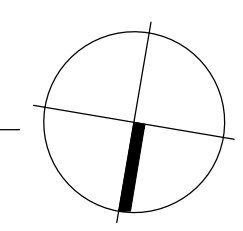
SITE INFORMATION: RESIDENTIAL REMODEL / ADDITION
BUILDING SITE ADDRESS:
 2195 5th AVE.
 CITY OF WEST LINN 97068
 CLACKAMAS COUNTY
TAX LOT NUMBER: 31E02AB05500
ZONE R-10
WILLAMETTE NEIGHBORHOOD

JOB No. 24057
DATE: 9-25-2024
SITE-1



PROPOSED SITE PLAN

SCALE 1" = 10' - 0"



FLOOR AREA RATIO	
TOTAL FLOOR AREA	3,482 SQ. FT.
LOT AREA	10,612 SQ. FT.
PERCENTAGE	32.8 %

IMPERVIOUS COVERAGE	
HOUSE ROOF	3,147 SQ. FT.
WALK	161 SQ. FT.
UPPER DRIVE	177 SQ. FT.
LOWER DRIVE	1,061 SQ. FT.
TOTAL	4,546 SQ. FT.
LOT AREA	10,612 SQ. FT.
PERCENTAGE	42.8 %

LOT COVERAGE	
LOT AREA	10,612 SQ. FT.
HOUSE	2,862 SQ. FT.
PERCENTAGE	26.9 %

FRONT SETBACK AVERAGING	
WEST NEIGHBOR FRONT SETBACK	10.6'
AVERAGE ABOVE SETBACKS	20.0'
ALLOWED SETBACK	15.3' (15'-4")

JOB No.	24057	DATE:	9-25-2024
TAX LOT NUMBER: 31E02AB05500		ZONE R-10	
WILLAMETTE NEIGHBORHOOD		SITE-2	
SITE INFORMATION: RESIDENTIAL REMODEL / ADDITION			
BUILDING SITE ADDRESS:			
2195 5th AVE. CITY OF WEST LINN 97068 CLACKAMAS COUNTY			
PROJECT:	PROPOSED SITE PLAN	SITE INFORMATION: RESIDENTIAL REMODEL / ADDITION	
OWNER:		BUILDING SITE ADDRESS:	
KAMP RESIDENCE NOAH KAMP NOAH@CONCRETEAL.T.COM 503-709-3922		2195 5th AVE. CITY OF WEST LINN 97068 CLACKAMAS COUNTY	
<p>WATTON DESIGN WORKS WILL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE TOPOGRAPHY INFORMATION IT IS THE SOLE RESPONSIBILITY OF THE CLIENT TO VERIFY ALL SITE CONDITIONS, INCLUDING ANY FILL PLACED ON THE SITE THAT MAY CAUSE OF ANY POTENTIAL FIELD MODIFICATIONS.</p>			
<p>WATTON DESIGN WORKS, inc 1880 Willamette Falls Drive 200-D West Linn, Oregon 97068 503.504.7775</p>			

EXHIBIT PD-2: PUBLIC COMMENTS

Wyss, Darren

From: [REDACTED]
Sent: Monday, December 30, 2024 8:26 AM
To: Wyss, Darren
Subject: File No. MISC-24-04

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from an External source. Do not click links, open attachments, or follow instructions from this sender unless you recognize the sender and know the content is safe. If you are unsure, please contact the Help Desk immediately for further assistance.

Hello, I'm writing in support of continued construction without meeting setback requirement on property address 2195 5th Ave. please approve the application.

Mike Wright [REDACTED]
2212 5th Ave

EXHIBIT PD-3: COMPLETENESS LETTER



CITY OF
West Linn

December 12, 2024

Tom Watton
Watton Design Works Inc.
1880 Willamette Falls Drive, Suite 200-D
West Linn, OR 97068

SUBJECT: Expansion of a Non-Conforming Structure at 2195 5th Avenue (MISC-24-04)

Mr. Watton,

Your application submitted on December 4, 2024, has been deemed **complete**. The city has 120 days to exhaust all local review; that period ends April 11, 2025.

Please be aware that determination of a complete application does not guarantee a recommendation of approval from staff for your proposal as submitted – it signals that staff believes you have provided the necessary information for the Planning Director to render a decision on your proposal.

A 14-day public notice will be prepared and mailed. This notice will identify the earliest potential decision date by the Planning Director.

Please contact me at 503-742-6064, or by email at dwyss@westlinnoregon.gov if you have any questions or comments.

Sincerely,

Darren Wyss
Planning Manager

EXHIBIT PD-4: AFFIDAVIT AND NOTICE PACKET

**CITY OF WEST LINN
NOTICE OF UPCOMING PLANNING MANAGER DECISION
FILE NO. MISC-24-04**

The West Linn Planning Manager is considering a request for an alteration of a non-conforming structure at 2195 5th Avenue. The applicant is requesting approval for renovation of an existing garage that does not meet side street setback requirements.

You have been notified of this proposal because County records indicate that you own property within 300 feet of the property (Clackamas County Assessor's Map 31E02AB05500), or as otherwise required by CDC Chapter 99.080.

The Planning Manager will decide the application based on criteria in Chapters 11, 66, and 99. of the Community Development Code (CDC). The CDC approval criteria are available for review on the City website <http://www.westlinnoregon.gov/cdc> or at City Hall and the City Library.

The application is posted on the City's website, <https://westlinnoregon.gov/projects>. The application, all documents or evidence relied upon by the applicant and applicable criteria are available for inspection at City Hall at no cost. Copies may be obtained at reasonable cost.

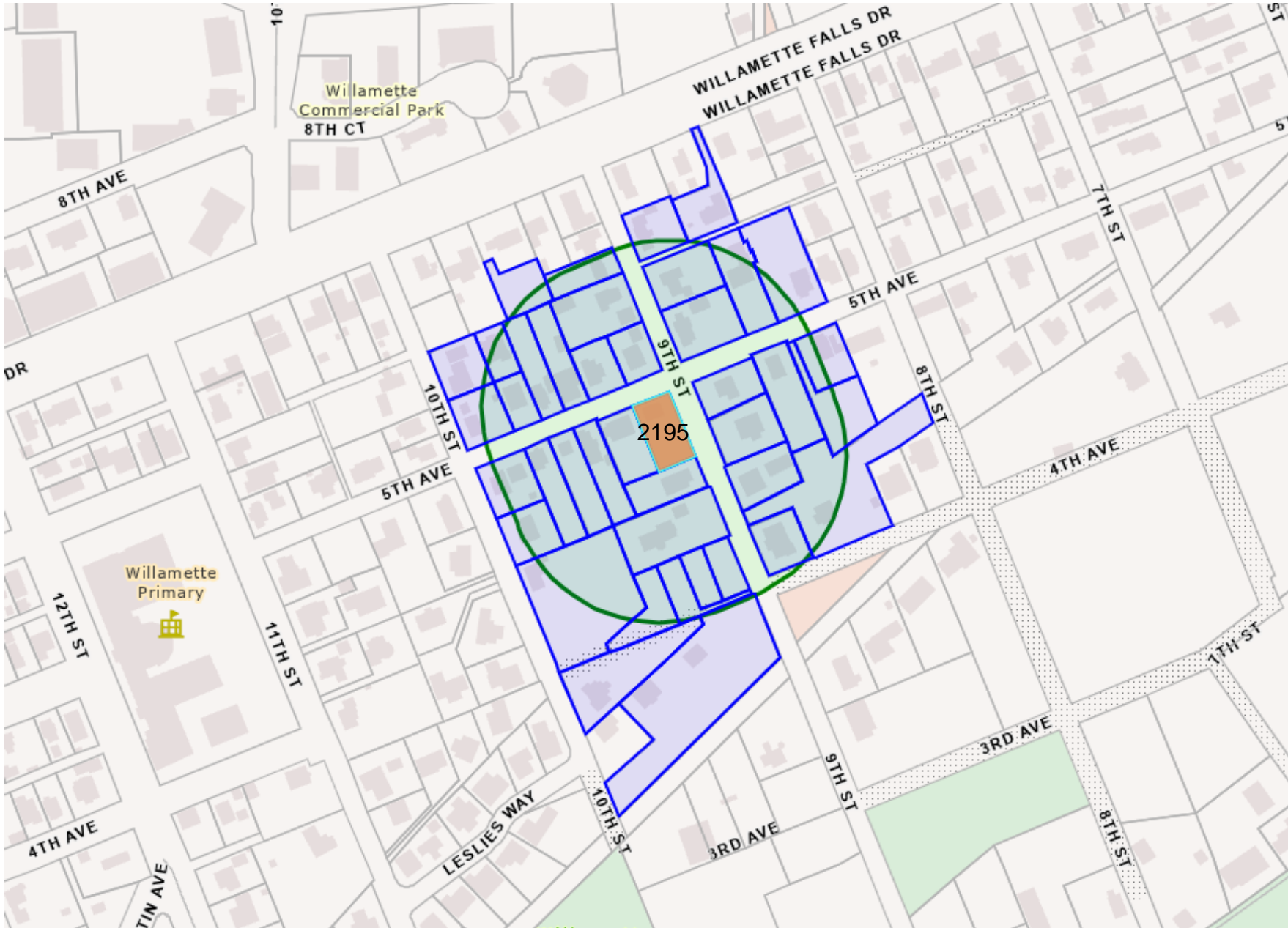
A public hearing will not be held for this decision. **Anyone wishing to submit comments for consideration must submit all material before 4:00 p.m. on December 31, 2024, to dwyss@westlinnoregon.gov or mail them to City Hall. All comments must be received by the deadline.**

It is important to submit all testimony in response to this notice. All comments submitted for consideration of this application should relate specifically to the applicable criteria. Failure to raise an issue in a hearing, in person, or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue, precludes appeal to the Oregon Land Use Board of Appeals based on that issue (CDC Section 99.090).

The final decision will be posted on the website and available at City Hall. Persons with party status may appeal the decision by submitting an appeal application to the Planning Department within 14 days of mailing the notice of the final decision pursuant to CDC [99.240](#).

For additional information, please contact Darren Wyss, Planning Manager, City Hall, 22500 Salamo Rd., West Linn, OR 97068, 503-742-6064.

MISC-24-04 – Notified Properties within 300 feet of 2195 5th Avenue





**NOTICE OF UPCOMING
PLANNING MANAGER DECISION**

**PROJECT # MISC-24-04
MAIL: 12/17/2024 TIDINGS: N/A**

CITIZEN CONTACT INFORMATION

To lessen the bulk of agenda packets and land use application notice, and to address the concerns of some City residents about testimony contact information and online application packets containing their names and addresses as a reflection of the mailing notice area, this sheet substitutes for the photocopy of the testimony forms and/or mailing labels. A copy is available upon request.