



CITY OF
**West
Linn**

LAND USE PRE-APPLICATION CONFERENCE

Thursday, August 15, 2013

**City Hall
22500 Salamo Road**

Willamette Conference Room

10:00 am Applicant proposes occupying the premises for church offices, administration, program support activities and youth and adult functions.

Applicant: Community of Faith Church / Ronald Hansen

Subject Property Address: 1889 Willamette Falls Drive

Neighborhood Assn: Willamette

Planner: Sara Javoronok

Project #: PA-13-22





PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: 8/15/13	TIME: 10 AM	PROJECT #: PA-13-22
STAFF CONTACT: SARA J.		FEE: 350-

Pre-application conferences occur on the first and third Thursdays of each month. In order to be scheduled for a conference, this form including property owner's signature, the pre-application fee, and accompanying materials must be submitted at least 14 days in advance of the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): 1889 Willamette Falls Dr., West Linn, OR 97068

Brief Description of Proposal: Applicant shall occupy the premises for church offices, administration, program support activities and youth and adult functions.

Applicant's Name: Community of Faith Church

Mailing Address: 21065 SW Stafford Road, Tualatin, OR 97062

Phone No: (971) 998-4712

Email Address: pastordave@cofaith.net

Please attach additional materials relating to your proposal including a site plan on paper up to 11 x 17 inches in size depicting the following items:

- North arrow
- Scale
- Property dimensions
- Streets abutting the property
- Conceptual layout, design and/or building elevations
- Easements (access, utility, all others)
- Access to and from the site, if applicable
- Location of existing trees, highly recommend a tree survey
- Location of creeks and/or wetlands, highly recommend a wetland delineation
- Location of existing utilities (water, sewer, etc.)

Please list any questions or issues that you may have for city staff regarding your proposal: We want to define the permitted uses for the property and determine if our youth and adult Church program activities are acceptable uses. Our Sunday worship services will be held at the Trillium Creek Elementary School.

By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

Property owner's signature

7/31/2013

Date

4165 S.W. BORLAIN RD., WEST LINN

Property owner's mailing address (if different from above)
OK. 97068

1889 Willamette Falls Drive



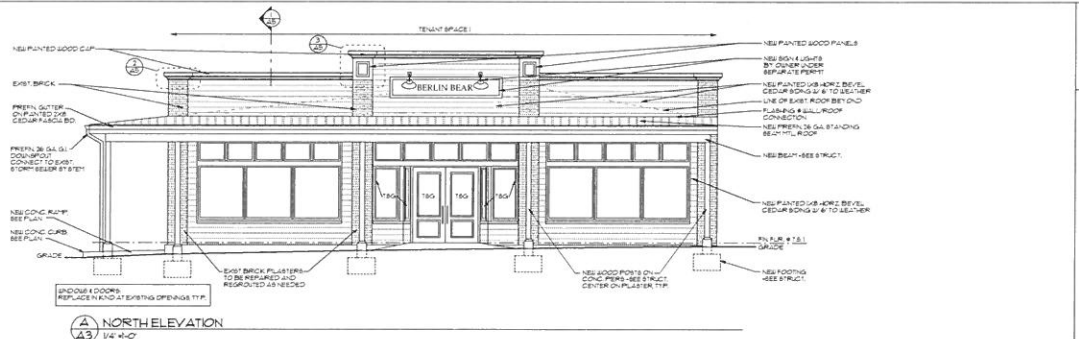
Front - Willamette Falls Dr.



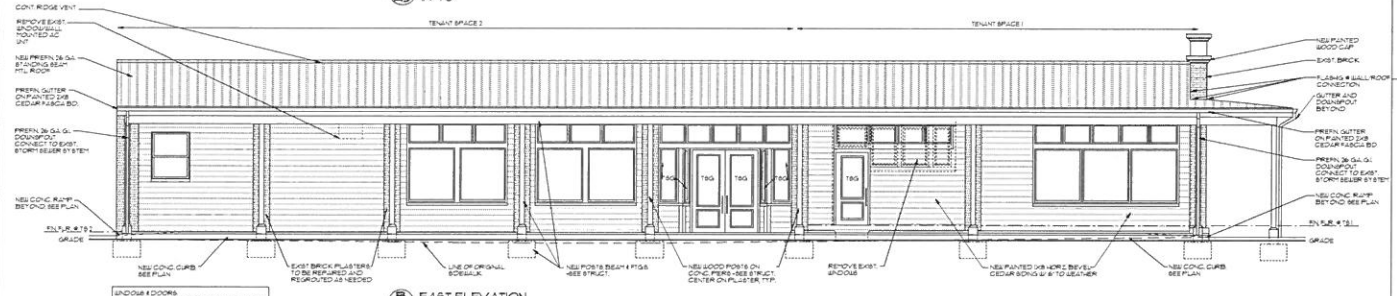
Front Corner – Willamette Falls Dr.



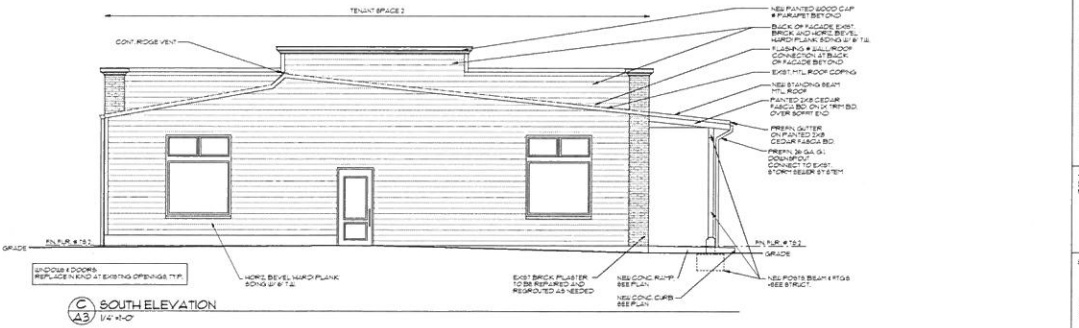
East Side - 12th Street & Willamette Falls Dr.



(A) NORTH ELEVATION
1/4" = 1'-0"



(B) EAST ELEVATION
1/4" = 1'-0"



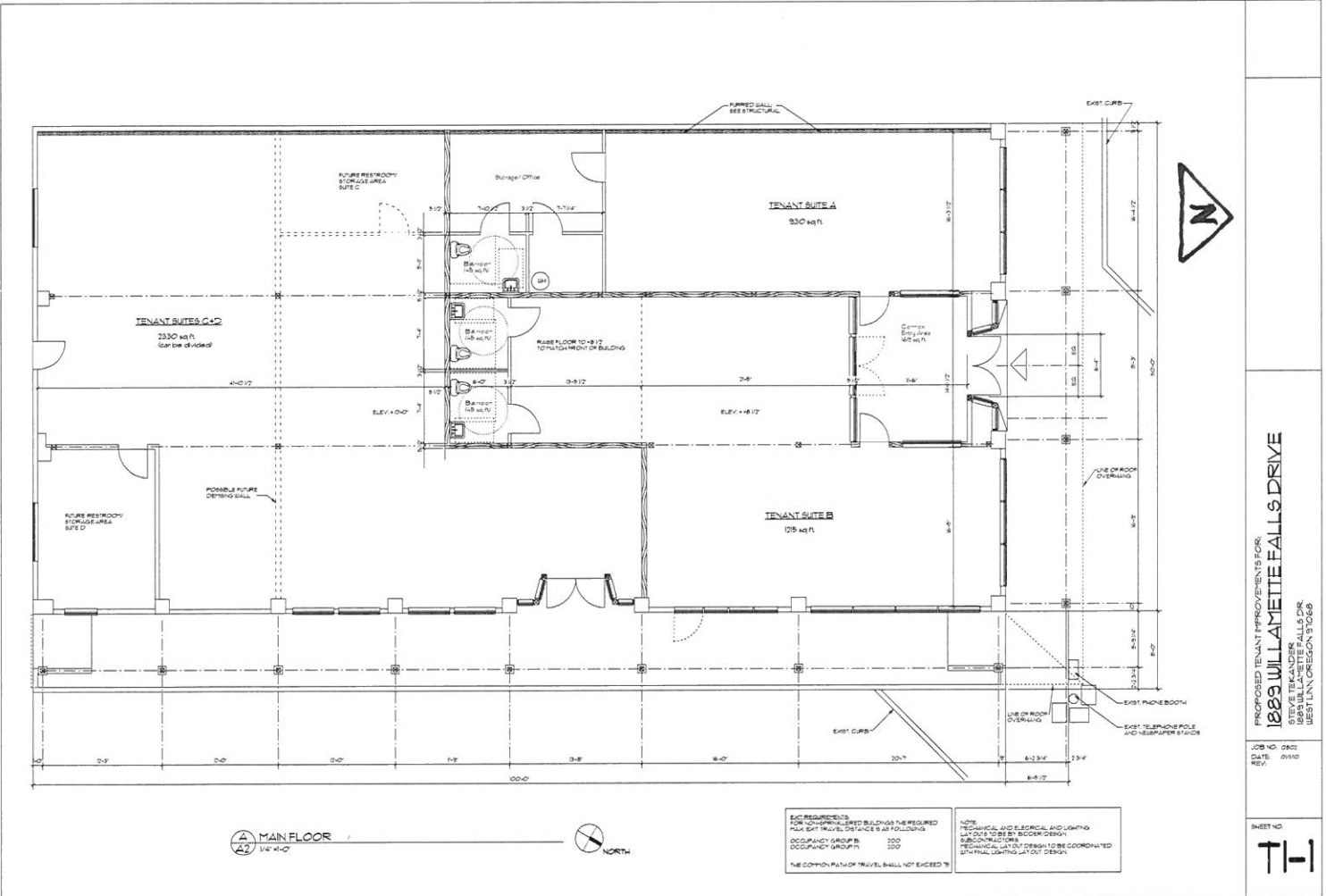
(C) SOUTH ELEVATION
1/4" = 1'-0"

MITCH G. GILBERT - ARCHITECT
ARCHITECT
1000 W. JEFFERSON ST.
WEST LINN, OREGON 97148

THE BERLIN BEAR - WEST LINN
PROPOSED REMODEL FOR
1000 W. JEFFERSON ST.
WEST LINN, OREGON 97148

JOB NO. 0802
DATE 07/28/08
REV.

W-SH-10
A3
OF



MAN FLOOR
1/4" = 1'-0"



EXIST REQUIREMENTS
FOR UN-SPRINKLED BUILDING ARE REQUIRED
PLUS EXIST TRAVEL DISTANCES AS FOLLOWS:
OCCUPANCY GROUP B 100'
OCCUPANCY GROUP F 150'
THE COMMON PATH OF TRAVEL SHALL NOT EXCEED 75'

NOTE:
MECHANICAL AND ELECTRICAL AND LIGHTING
LOCATIONS TO BE IN ACCORDANCE WITH
RECORD DRAWINGS.
TECHNICAL LAYOUT DESIGN TO BE COORDINATED
WITH FINAL LIGHTING LAYOUT DESIGN.

PROPOSED TENANT IMPROVEMENTS FOR
1889 WILLAMETTE FALLS DRIVE
STEVE TEKKENDER
ARCHITECT
WEST LAN, OREGON 97168

JOB NO. 2801
DATE 05/10
REV.

SHEET NO.
TH



TICOR TITLE™

Customer Resource Center
 Phone: 503.219.1000
 Email: Ticor.Resource@TicorTitle.com
 Website: www.ticorpx.com
 Clackamas (OR)

OWNERSHIP INFORMATION

Owner(s) : Tekander Steve	Parcel Number : 00749051
CoOwner(s) :	Ref Parcel # : 31E02BA03100
Site Address : 1889 Willamette Falls Dr West Linn 97068	T: 03S R: 01E S: 02 Q: NW QQ: NE
Mail Address : 465 SW Borland Rd West Linn Or 97068	
Telephone : 503-638-9414	

SALES AND LOAN INFORMATION

Transferred : 07/17/1998	Loan Amount : \$175,000
Document #: 0098-65476	Lender :
Sale Price : \$325,000	Loan Type : Seller
Deed Type : Warranty	Interest Rate : Fixed
% Owned : 100	Vesting Type : Unmarried Person

PROPERTY DESCRIPTION

Map Page Grid : 716 G2
 Census Tract : 207.00 Block: 1
 Neighborhood : Area 05 Commercial West Side
 Subdivision/Plat: Willamette Falls
 Improvement : 493 Taverns
 Land Use : 201 Com,Commercial Land,Improved
 Legal : 121 WILLAMETTE FALLS BLKS 1 THRU 17
 : LT1 BLK9
 :

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$50,183
 Mkt Structure : \$750,370
 Mkt Total : \$800,553
 %Improved : 94
 AssdTotal : \$726,431
 Mill Rate : 18.7110
 Levy Code : 003002
 12-13 Taxes : \$12,309.36

PROPERTY CHARACTERISTICS

Bedrooms :	BldgLivingSqFt :	BldgSqFt :
Bathrooms :	1st Floor SqFt :	Lot Acres : .11
Full Baths :	UpperFinSqFt :	Lot SqFt : 5,000
Half Baths :	Finished SqFt :	Year Built : 1923
Fireplace :	AbvGrdSqFt :	Foundation :
Heat Type :	UpperTotSqFt :	Roof Type :
Floor :	UnFinUpStySqFt :	Roof Shape:
Stories :	Bsmt Fin SqFt :	Exterior Fin :
Garage SF :	Bsmt Unfin SqFt :	
	Bsmt Total SqFt :	

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report. Information is deemed reliable but not guaranteed.

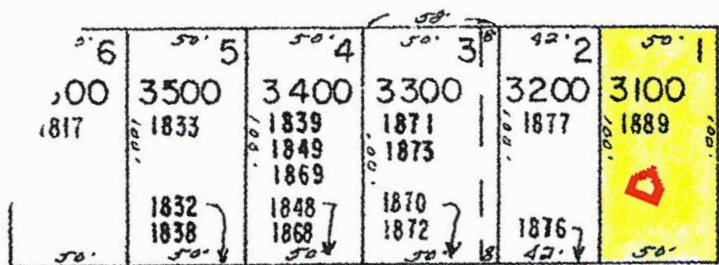


TICOR TITLE™

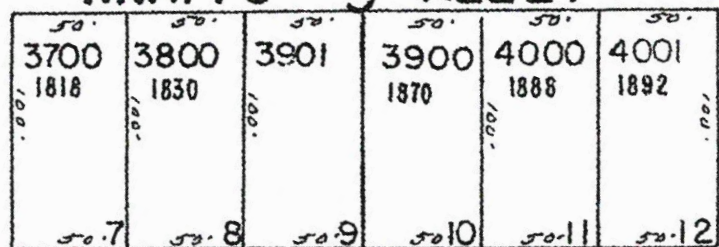
Parcel #: 00749051

Ref Parcel Number: 31E02BA03100

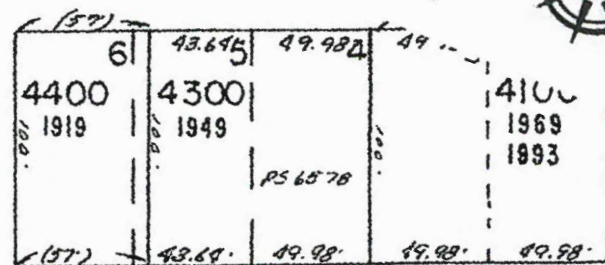
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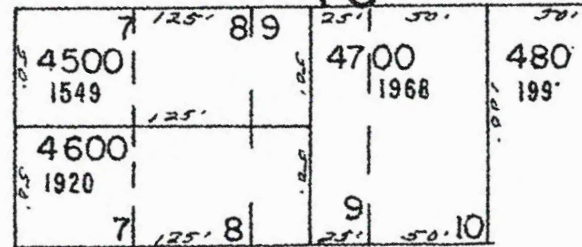
KNAPPS 9 ALLEY



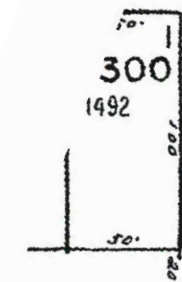
12TH



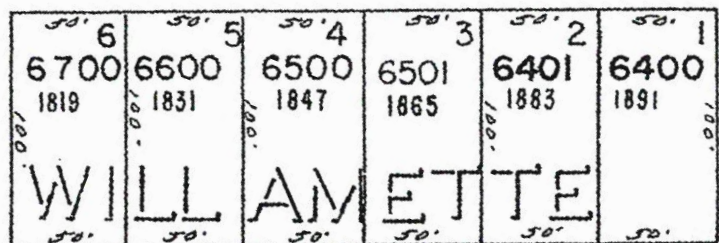
10



AVE

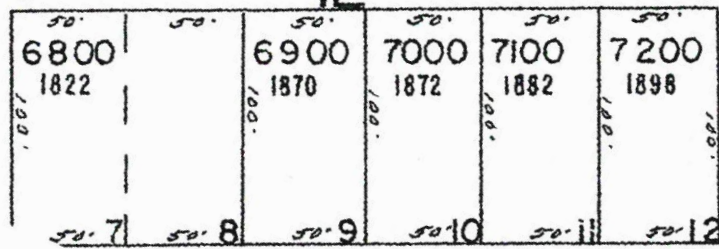


STREET

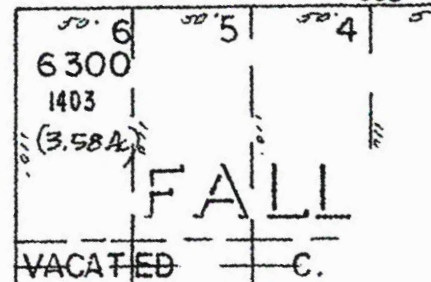


WILLAMETTE

12



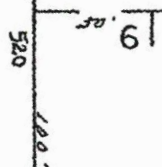
AVENUE



FALL

VACATED C.

NOTE



This map is made solely for assisting in locating said premises and the company assumes no liability for variations, if any, in dimensions and location ascertained by an actual survey.