



CITY OF  
**West  
Linn**

## LAND USE PRE-APPLICATION CONFERENCE

**Wednesday, March 15, 2017**

**City Hall  
22500 Salamo Road**

**Willamette Conference Room**

**9:00 am Proposed 4-story storage facility**

**Applicant: Frank Schmidt, Representing Nori Falconeri**

**Subject Property Address: 22150 Willamette Drive**

**Neighborhood Assn: Bolton**

**Planner: Peter Spir and Jennifer Arnold**

**Project #: PA-17-09**





### PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: <i>March 16</i>	TIME: <i>9 Am</i>	PROJECT #: <i>PA-17-09</i>
STAFF CONTACT: <i>[Signature] / Jennifer Arnold</i>		FEE: <i>1000</i>

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): 22150 Willamette Drive, West Linn, Oregon

Brief Description of Proposal: Four story storage facility. Building is intended for storage only for Performance Properties and their property management activities along with small rental units of approximately 50 square feet to approximately 180 square feet. Refer to the attached plans and elevations for more detailed information.

Applicant's Name: Frank Schmidt, Representing Nori Falconeri

Mailing Address: 3611 SW Hood Ave. Suite 200 Portland, Oregon 97239

Phone No: (503) 220-8017 Email Address: frankschmidt@tilandschmidt.com  
*8517*

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:

Questions are attached.

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

*Jason Hess*

Property owner's signature

2/28/2017 | 10:28 AM PST

Date

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

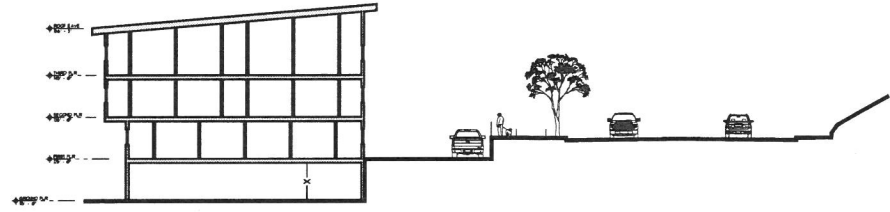
## **Pre Application Conference Questions West Linn Storage at Hwy 43 and Holly. Page 1 of 2**

1. Are there any mitigation requirements to construct a Stormwater discharge into the HCA overlay?
2. What permit process will be required to discharge the sites stormwater into the drainage channel in the NE corner of property?
3. What detention/water quality requirements or standards must be met regarding stormwater for this development?
4. Can the existing house's sanitary sewer connection be utilized/modified to work?
5. Can the existing house's domestic water connection be utilized/modified to work?
6. Will the new structure need a fire department connection or sprinklers, can you confirm that we can connect to the nearby 10" water mainline in the ROW (to be vacated)?
7. It looks like the existing ROW on the West side of the property will need to be vacated. Will there be any issues with that, or has the full vacation already been completed.
8. Can we access the site from the easterly parking lot? Either vehicular or pedestrian?
9. Can we take access from the approach adjacent to HWY 43? (I don't believe this is possible and / or safe)
10. Please provide feedback regarding the current status of concept planning for the West Linn Waterfront/Arch Bridge Area and how this may impact development of the property;
11. Please provide feedback as to whether this site is included in the new West Linn Waterfront/Arch Bridge Planning area currently under consideration by the City;
12. Please provide feedback regarding the timing of implementing portions of the adopted Highway 43 Conceptual Design Plan in the vicinity of our site; specifically, what is the status of West Linn's Regional Flexible Funds grant to design various improvements included in that plan;
13. The Highway 43 Conceptual Design Plan shows a new sidewalk, protected bike facility, and buffer/landscaping between Hood Street and Holly Street on the north side of Highway 43. Due to existing topographical conditions in this area, retaining structures are likely to be necessary. Please provide detailed feedback regarding the provision of access to 22150 Willamette Drive following a new intersection of Holly Street and Hwy 43. It appears unlikely that the current access to the site from Holly Street will work given future grades and intersection spacing requirements in the vicinity of this intersection;
14. Please provide the current SDC rate for mini-storage in the City of West Linn;
15. Please provide a copy of the most recent application, staff report, and City's decision and findings for a mini-storage in the GC zone in the City of West Linn;
16. Please provide contact information for all Neighborhood Association representatives that must be contacted prior to submitting an application to the City;
17. Please confirm what, if any, frontage improvements will be required on Hood Street;

**Pre Application Conference Questions West Linn Storage at Hwy 43 and Holly.  
Page 2 of 2**

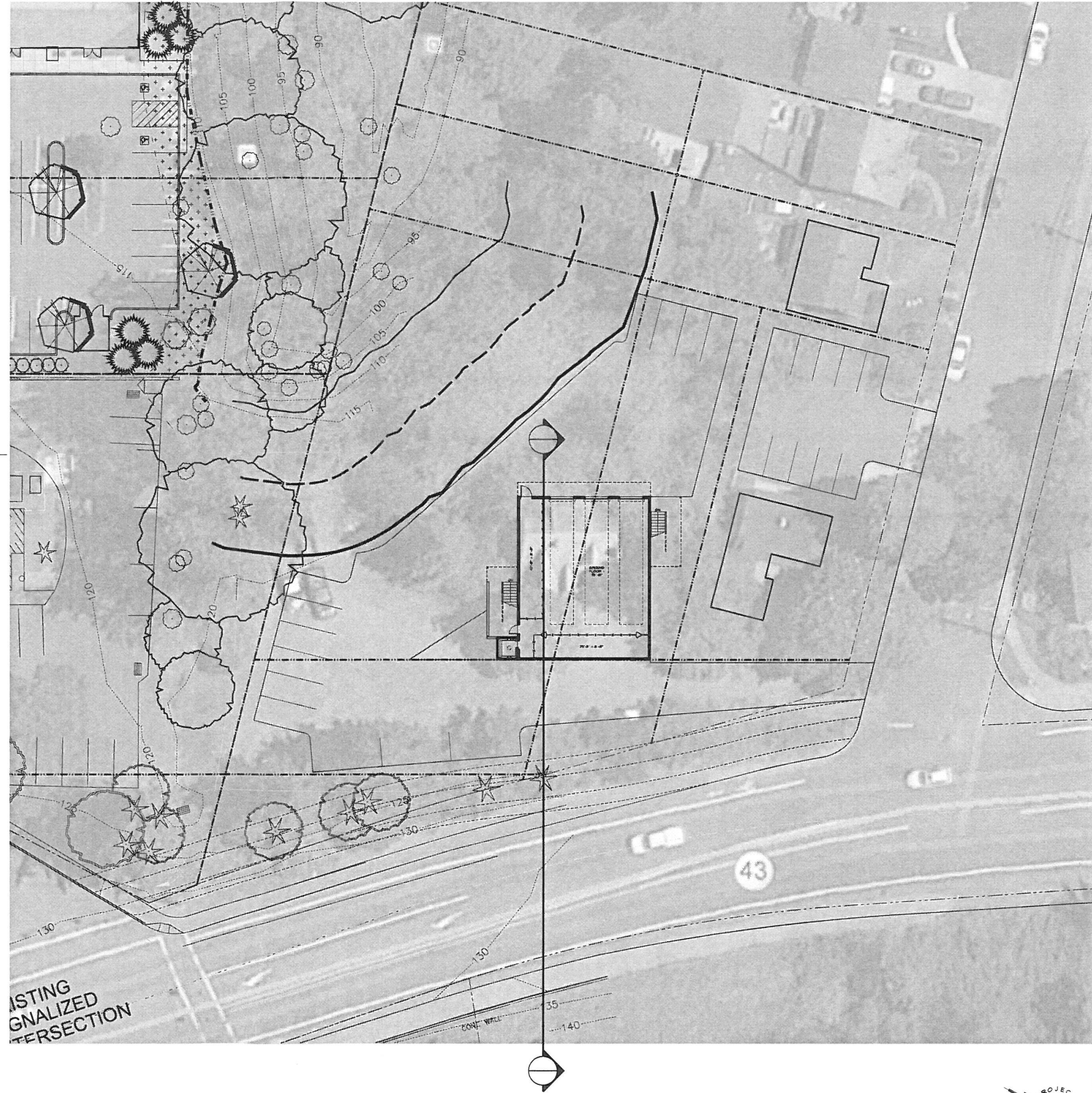
18. Please explain the requirements for screening of rooftop mounted equipment;
19. Please explain whether a traffic impact analysis will be required. If so, please detail what elements are to be included in the scope of this work.
20. Please confirm if there are any known downstream deficiencies for Stormwater. Please discuss possible Stormwater discharge locations. Please discuss Stormwater requirements for infiltration, water quality, and detention.
21. Please confirm requirements for fire suppression sprinkler systems, street grades, and fire hydrants.
22. Are there any other required on- or off-site improvements we should be aware of?

Thank you for your consideration and information provided as a part of the Pre Application Conference Process.



**SITE SECTION**  
N.T.S.

ZONE:  
GC GENERAL COMMERCIAL  
• PER WEST LINN • ZONING MAP 2015 •



**SITE PLAN**  
1" = 20' - 0"

**TILAND / SCHMIDT**  
ARCHITECTS, P.C.  
3611 S.W. HOOD AVE.  
SUITE 200  
PORTLAND, OR 97239  
(503) 220-8511  
FAX (503) 220-8516

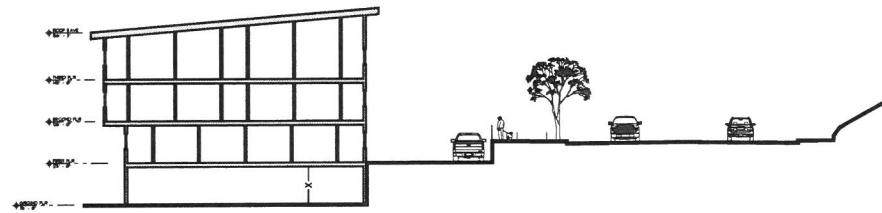
**WEST LINN STORAGE**  
22150 WILLAMETTE DRIVE, WEST LINN OREGON 97068  
PACIFIC HIGHWAY (43) & HOLLY ST

PROJECT NO. <b>16214</b>
DATE : 01-24-2017
DRAWN BY : MEB
CHECKED BY : RMS
REVISIONS

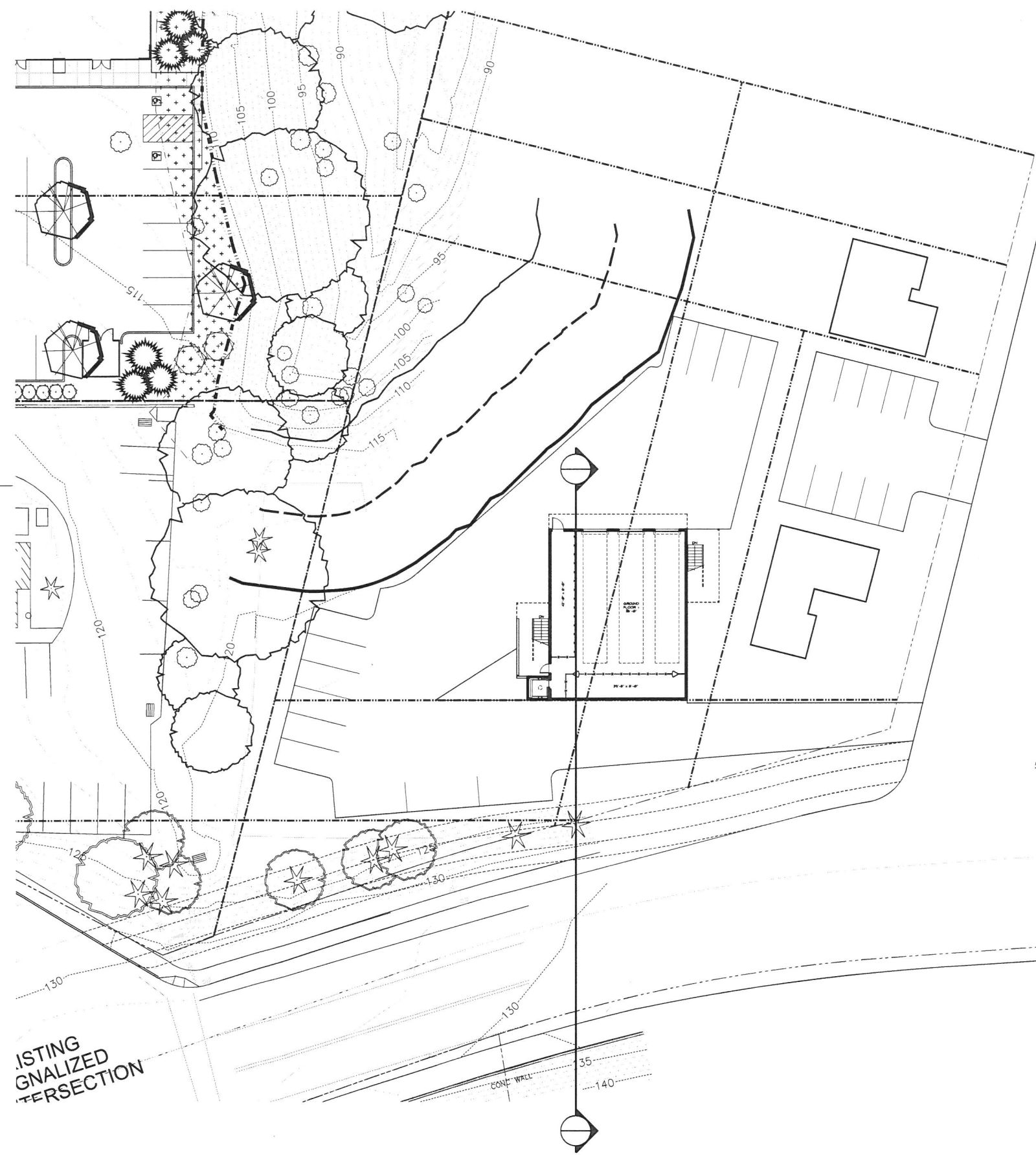
PROJECT NORTH

**EX**

1



**SITE SECTION**  
N.T.S.



EXISTING  
GENERALIZED  
INTERSECTION

**SITE PLAN**  
1" = 20' - 0"

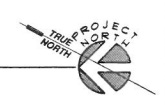
ZONE:  
GC GENERAL COMMERCIAL  
• PER WEST LINN • ZONING MAP 2015 •

**TILAND / SCHMIDT ARCHITECTS, P.C.**  
3611 SW HOOD AVE.  
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PORTLAND, OR 97239  
(503) 220-8511  
FAX (503) 220-8518

**WEST LINN STORAGE**  
22150 WILLAMETTE DRIVE, WEST LINN OREGON 97068  
PACIFIC HIGHWAY (43) & HOLLY ST

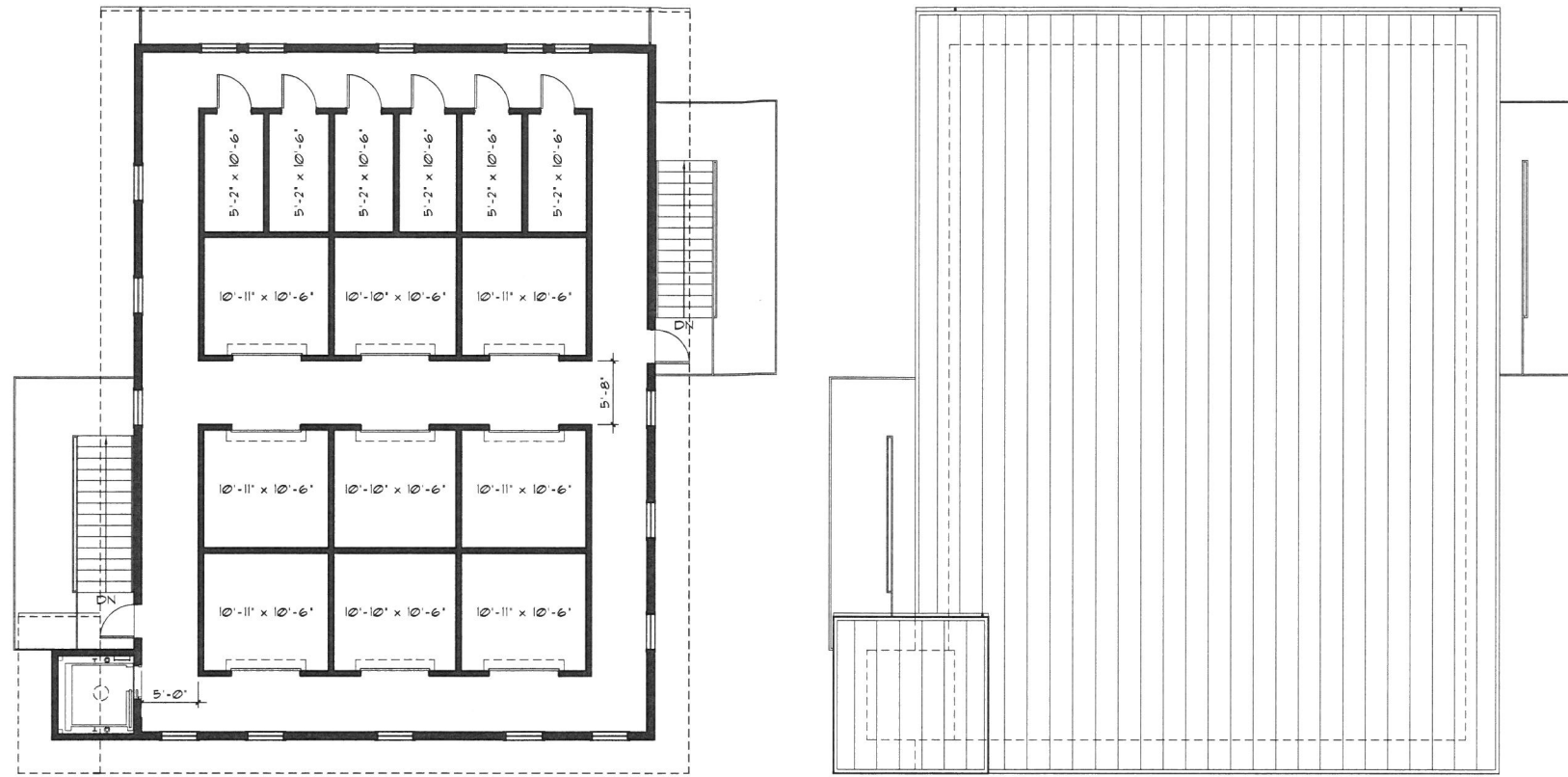
PROJECT NO. <b>16214</b>
DATE : 01-24-2011
DRAWN BY : MEB
CHECKED BY : FMS
REVISIONS

XX16214.SP



**EX**  
**1A**

X:\1\_PROJECT\0116 PROJECT\16214\Drawings\CAD Drawings\16214 Plans.dwg, EX2 - Floor Plans, 2017-02-27 11:36:21, station=21



**THIRD FLOOR PLAN**  
1/8" = 1' - 0"

**ROOF PLAN**  
1/8" = 1' - 0"

**BUILDING SETBACKS (TITLE 16) PROPOSED:**

FRONT (WEST)	40'-0"
REAR (EAST)	13'-6"
SIDE (NORTH)	13'-11"
SIDE (SOUTH)	7'-6"

**TOTAL BUILDING AREA:** 11,180 SF.

GROUND FLOOR:	2,680 SF.
FIRST FLOOR:	2,680 SF.
SECOND FLOOR:	2,910 SF.
THIRD FLOOR:	2,910 SF.

**TOTAL STORAGE UNITS:** 39

FIRST FLOOR:	9
SECOND FLOOR:	15
THIRD FLOOR:	15

12 #	NOMINAL 55 SF.
23 #	NOMINAL 111 SF.
4 #	NOMINAL 114 SF.

**TILAND / SCHMIDT ARCHITECTS, P.C.**  
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FAX (503) 220-8510

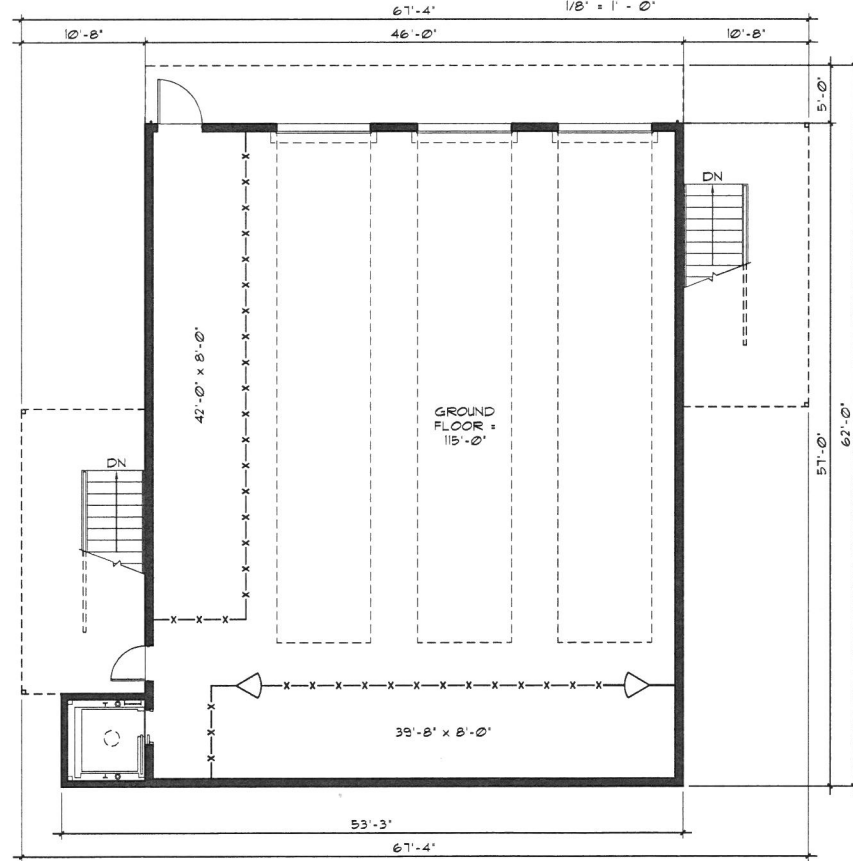
**WEST LINN STORAGE**  
22150 WILLAMETTE DRIVE, WEST LINN OREGON 97068  
PACIFIC HIGHWAY (43) & HOLLY ST

**PROJECT NO. 16214**  
DATE: 01-24-2011  
DRAWN BY: MEB  
CHECKED BY: FMS

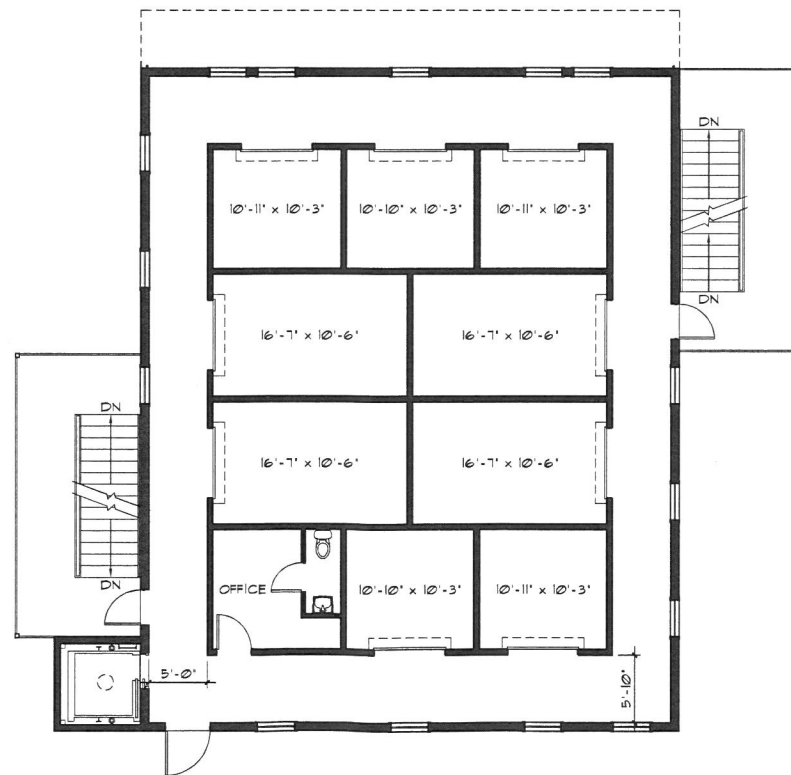
REVISIONS

X:\16214 Plans

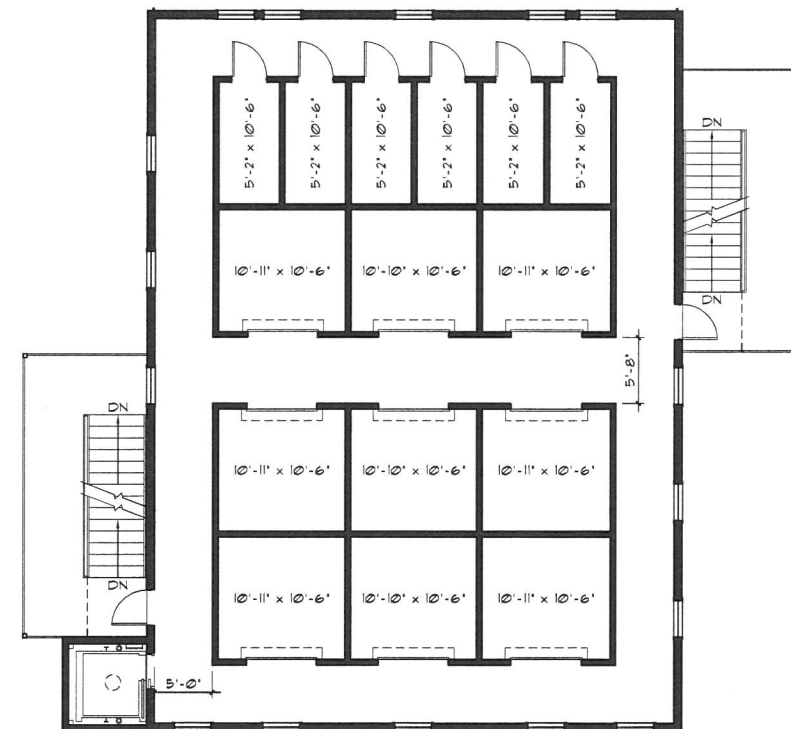
**EX**  
2



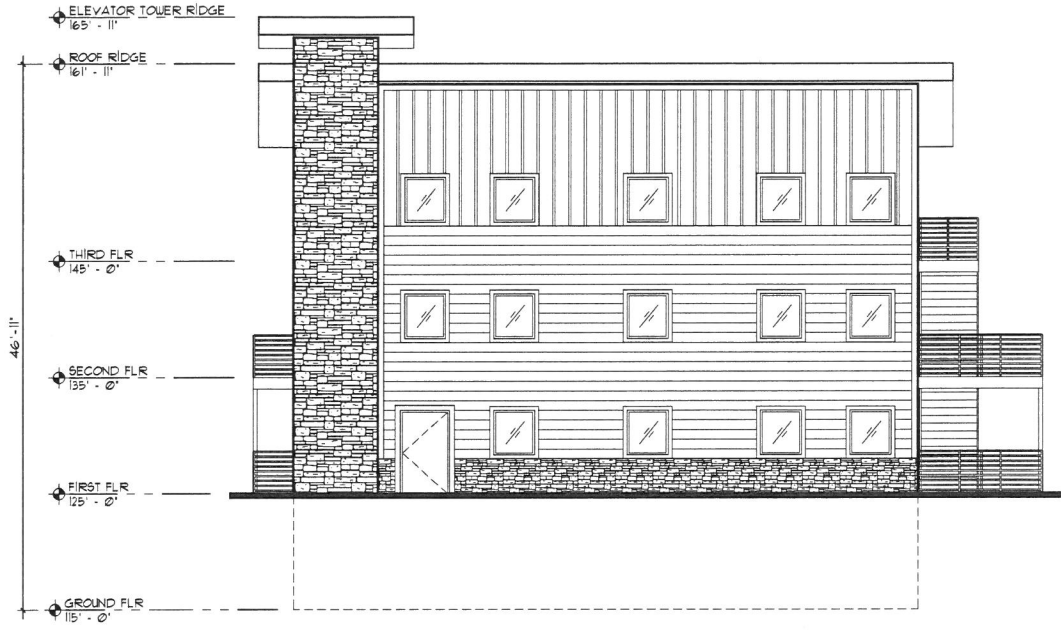
**GROUND FLOOR PLAN**  
1/8" = 1' - 0"



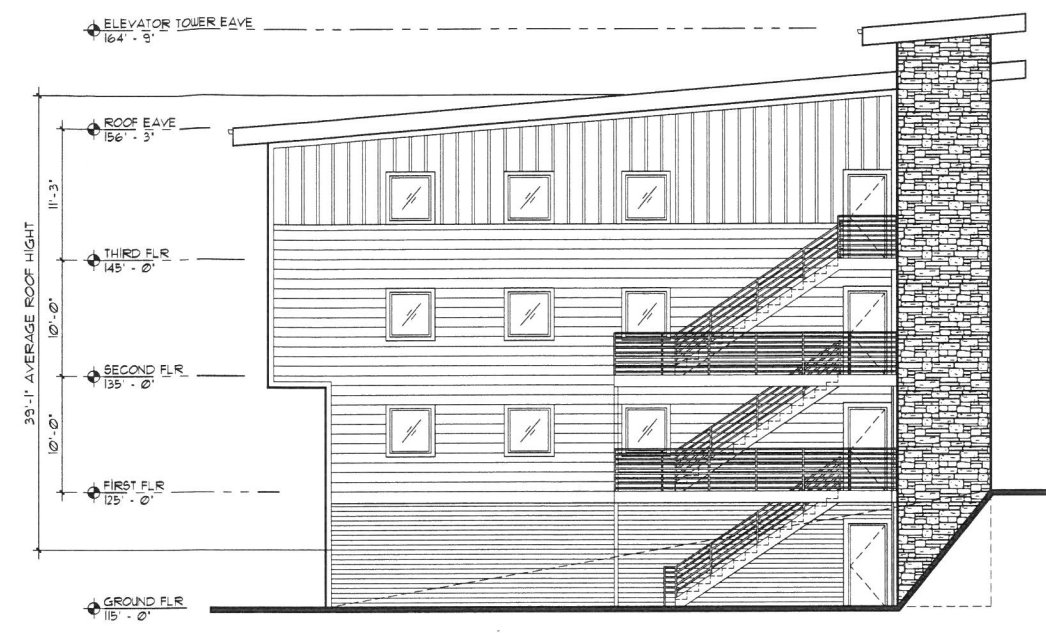
**FIRST FLOOR PLAN**  
1/8" = 1' - 0"



**SECOND FLOOR PLAN**  
1/8" = 1' - 0"



**WEST ELEVATION (FRONT)**  
1/8" = 1' - 0"

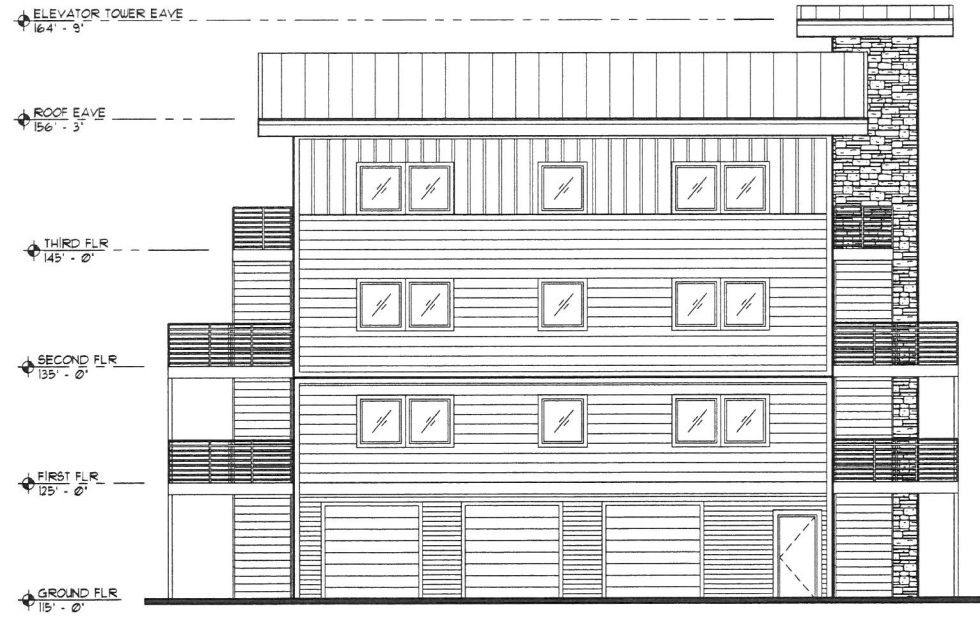


**NORTH ELEVATION (LEFT)**  
1/8" = 1' - 0"

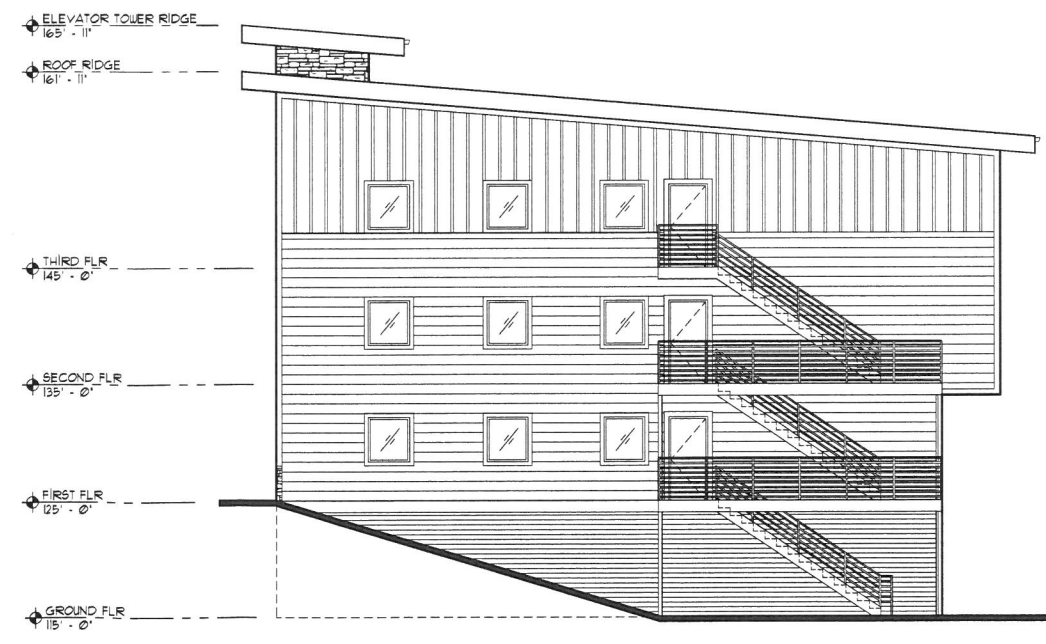
BUILDING HEIGHT:  
 AVERAGE: 39'-1"  
 MAXIMUM: 46'-11"  
 ALLOWABLE: 35' TO 45'  
 \* PER WEST LINN CITY CODE ZONING (REV 2010.12.30) DOC

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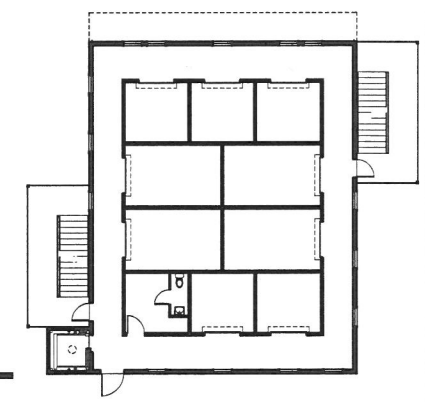
**WEST LINN STORAGE**  
 22150 WILLAMETTE DRIVE, WEST LINN OREGON 97068  
 PACIFIC HIGHWAY (43) & HOLLY ST



**EAST ELEVATION (REAR)**  
1/8" = 1' - 0"



**SOUTH ELEVATION (RIGHT)**  
1/8" = 1' - 0"



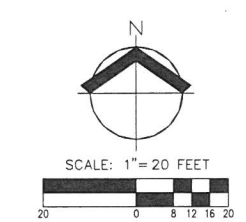
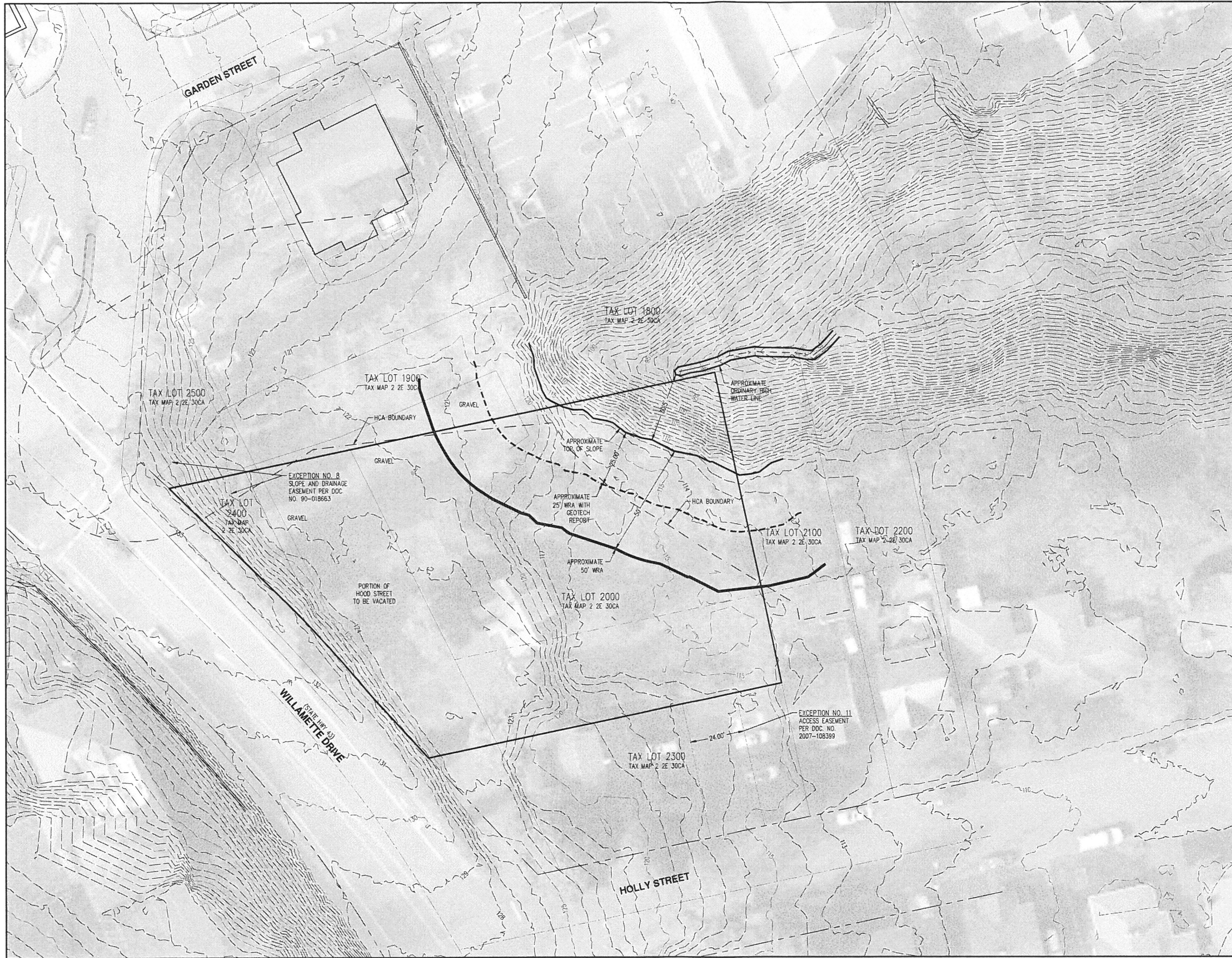
**KEY PLAN**  
N.T.S.

PROJECT NO. <b>16214</b>
DATE : 01-24-2017
DRAWN BY : MEB
CHECKED BY : RMS
REVISIONS

**EX**  
3

X:\1\_PROJECT\2016 PROJECT\16214\Drawings\CAD Drawings\16214 Elev.dwg, EX3 - Elevations, 2017-02-27 11:36:31, station=21





- NOTES:**
1. CONTOURS ARE SHOWN AT 1.00 FOOT INTERVALS AND ARE BASED ON THE NAVD 88 DATUM.
  2. PROPERTY LINES, RIGHT-OF-WAY LINES ARE BASED ON INFORMATION PROVIDED BY OTHERS AND ARE CONSIDERED APPROXIMATE.
  3. EASEMENTS SHOWN ARE BASED ON A TITLE REPORT FROM FIRST AMERICAN TITLE COMPANY DATED JANUARY 20, 2017.

**AKS**  
 AKS ENGINEERING & FORESTRY, LLC  
 12365 SW HERMAN RD STE 100  
 PORTLAND, OR 97202  
 P: 503.563.6151  
 F: 503.563.6152  
 aks-eng.com

**22150 WILLAMETTE DRIVE**  
**WEST LINN**  
 CLATSOP COUNTY TAX MAP 2 ZE 30CA  
 OREGON  
 FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

**PRELIMINARY BASE MAP**

DESIGNED BY:  
 DRAWN BY: MSK  
 CHECKED BY:  
 SCALE: AS NOTED  
 DATE: 02/16/2017

REVISIONS  
 JOB NUMBER  
**5816**  
 SHEET  
**01**