



LAND USE PRE-APPLICATION CONFERENCE

Thursday, February 17, 2022

Webex virtual meeting

Proposal to convert an existing upper level of building along historic corridor into two residential units

Applicant: **Mathew Stockstill**
Property Address: **1795 Willamette Falls Drive**
Neighborhood Assn: **Willamette**
Planner: **John Floyd**





West Linn

Planning & Development • 22500 Salamo Rd #1000 • West Linn, Oregon 97068
Telephone 503.742.6060 • westlinnoregon.gov

PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION

CONFERENCE DATE:	2/17/22	TIME:	11:00 am	PROJECT #:	PA-22-03
STAFF CONTACT:	John Floyd	FEE:	\$350		

Pre-application conferences occur on the first and third Thursday of each month. To schedule a conference, submit this this form with the property owner's signature, the fee, and accompanying materials by 4:00pm at least **15** days before the conference date. Twenty-four hour notice is required to reschedule. Pre-application notes are valid for 18 months. After 18 months with no application approved or in process, a new pre-application conference is required.

Address of Subject Property (or map/tax lot): 1795 Willamette Falls Drive, West Linn, OR 97068

Brief Description of Proposal: converting existing upper level of building along historic corridor into two residential units. The alterations are to interior non-structural walls with additional required egress windows at bedroom locations on the exterior walls. The square footage of the units is under the 50% requirement

Applicant's Name: Mathew Stockstill -Mathew Stockstill Architects for DRD Properties

Mailing Address: 10781 Ne Red Wing Way Unit 201

Phone No: 660.221.2517

Email Address: mstockstill@mstockstillarchitect.com

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:

Additional windows at west and south walls of the building

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

DocuSigned by:

Robert Driscowir

ProPerVo MEmture

RECEIVED

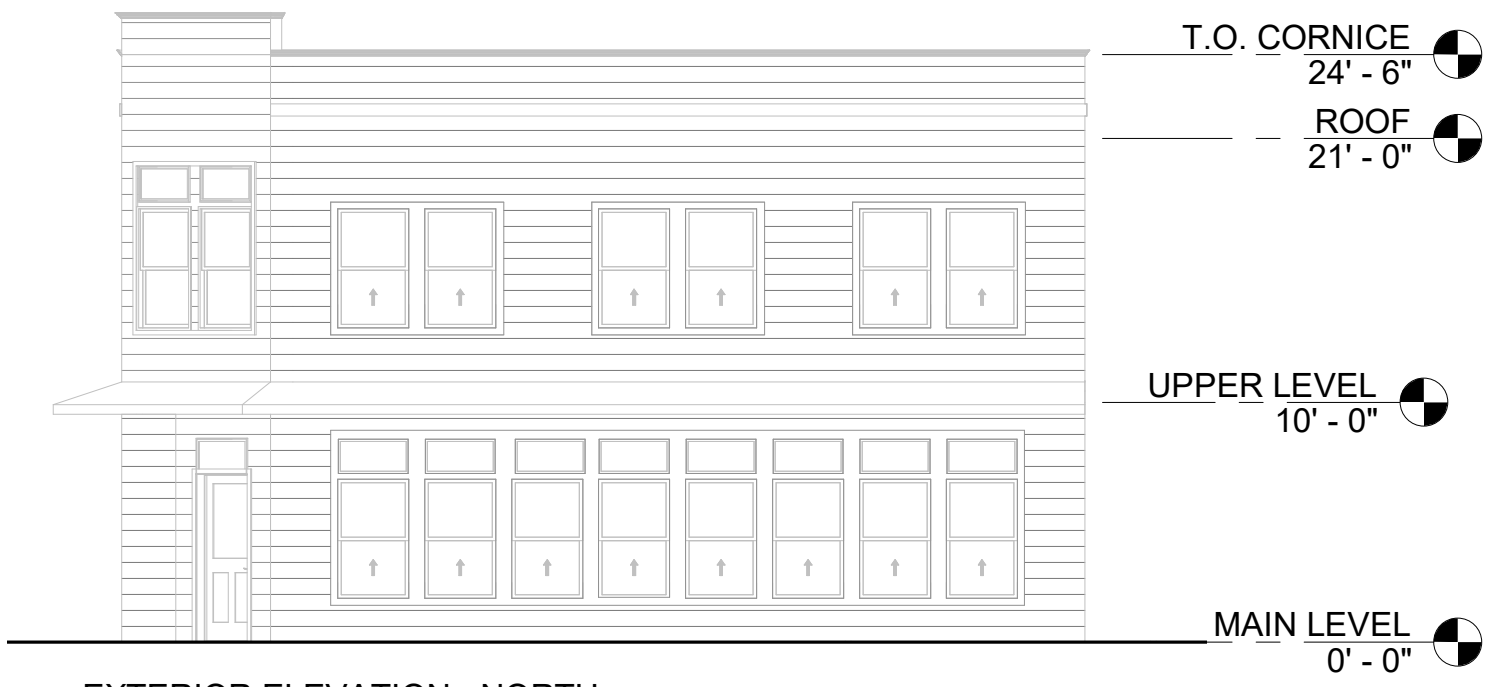
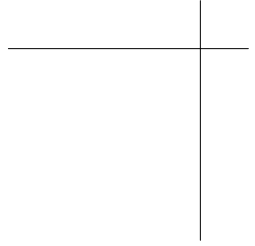
LSCHRODER, 2/1/2022, 2:17:16 PM

1/27/2022 | 4:55:15 PM PST

Date

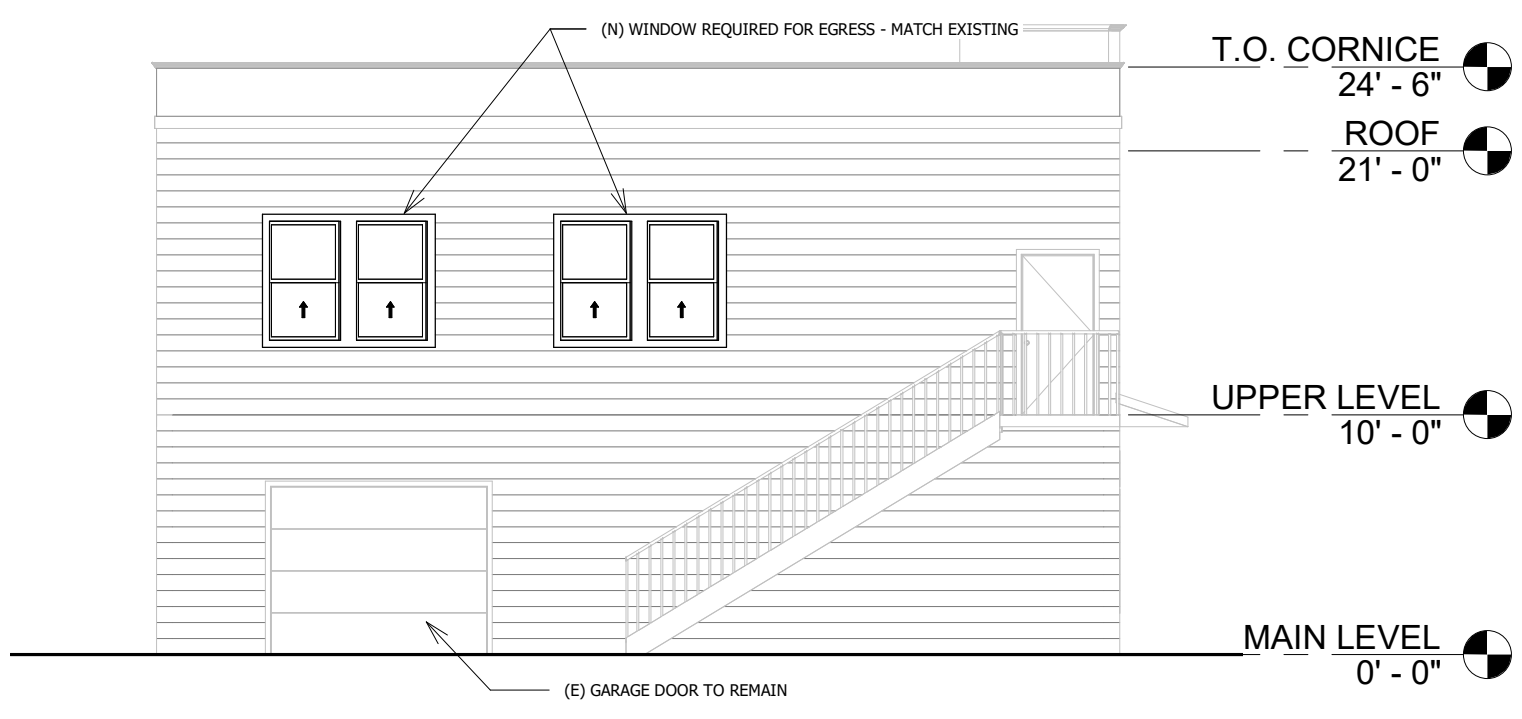
Robert Delavan, DRD Properties LLC 17355 Boones Ferry Rd. Lake Oswego, OR 97035

Property owner's printed name and mailing address if different from above.



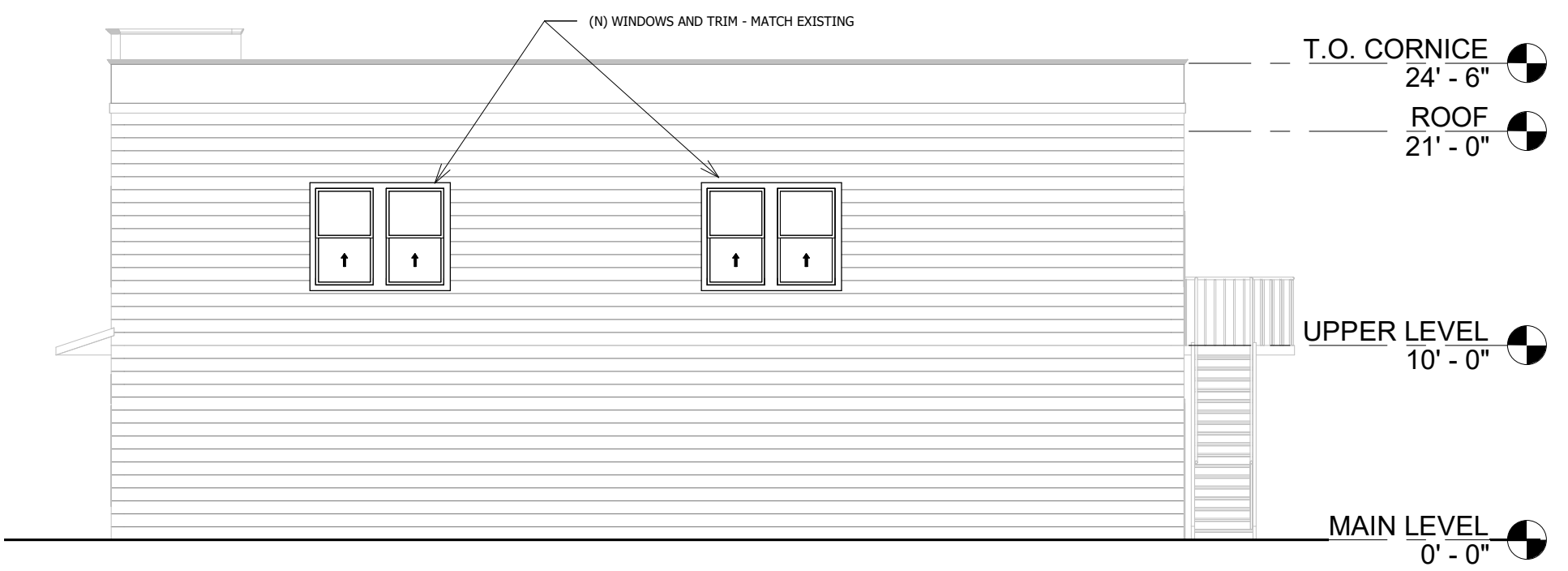
① EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

ELEVATION FOR REFERENCE ONLY



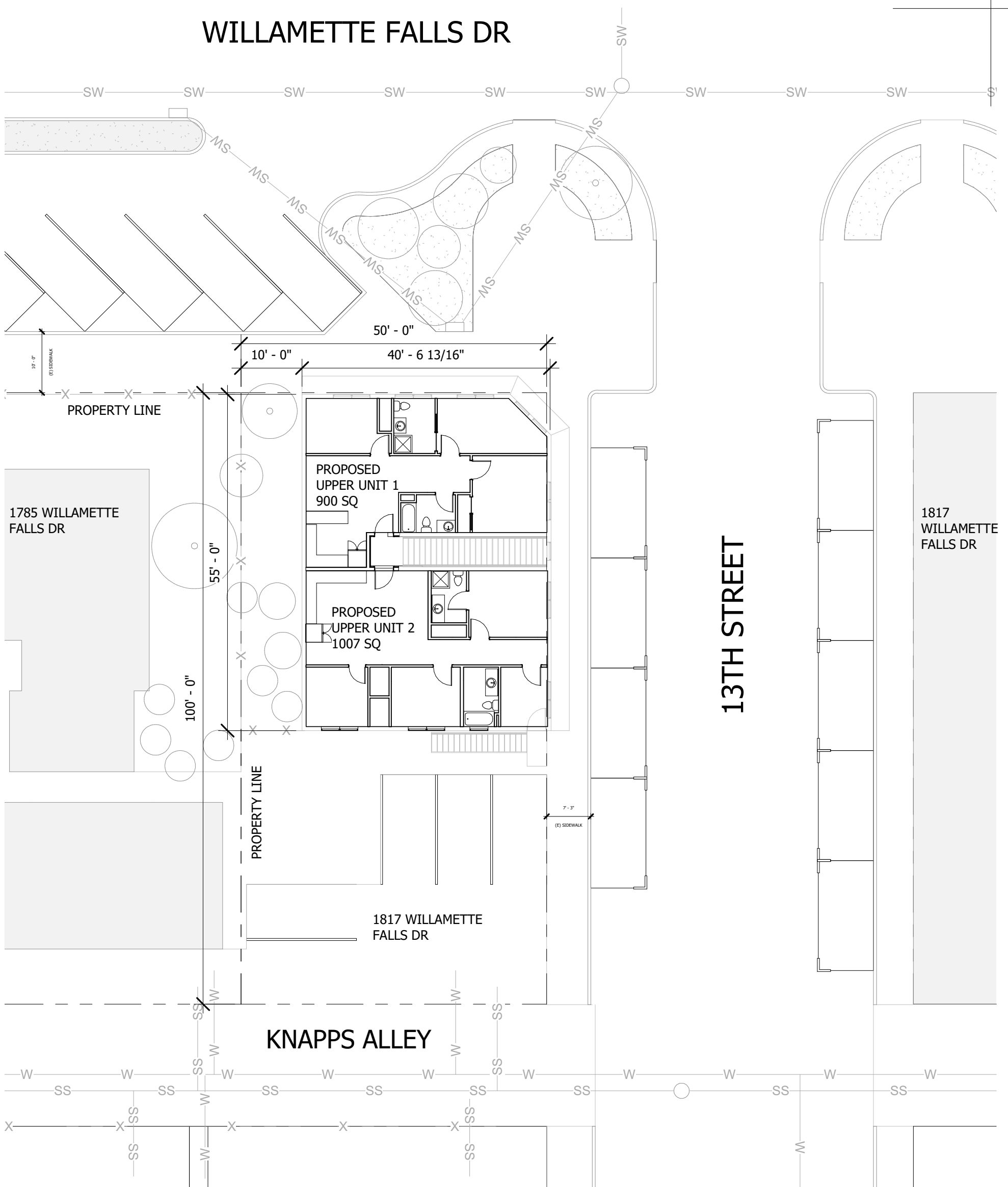
② EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"

FIRE SEPARATION REQUIRED AT WEST PROPERTY LINE
MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE 10 SF TO LESS THAN 15 SF: 15%
MAXIMUM ALLOWABLE WINDOW SIZING: 200 SF
PROPOSED DESIGN: 65 SF



③ EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

WILLAMETTE FALLS DR



1 SITE PLAN - UPPER LEVEL PROPOSED
1/16" = 1'-0"

Site Address: 1795 Willamette Falls Drive.
West Linn, OR 97068

Lot No.: 31E02BA02301

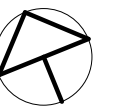
Lot Size: 0.11 acres (5,000 sq ft)

Neighborhood: Willamette Neighborhood Association

Comp. Plan: Commercial

Zoning: General Commercial (GC)

Overlays: Willamette Falls Drive Commercial Design District
Willamette Historic District (Local Designation)
Historic Design Review required



A1
2133
01.20.22

SITE PLAN WEST LINN LOFTS

**MATHEW STOCKSTILL
ARCHITECT LLC**
10781 NE RED WING WAY,
UNIT 201
HILLSBORO, OR 97006