



CITY OF
**West
Linn**

PRE-APPLICATION CONFERENCE

Thursday, July 6, 2023

Willamette Room
City Hall
22500 Salamo Rd

10:00 am: **Proposed Design Review for a Façade Improvement**
Applicant: **David Lawrence**
Property Address: **1553 11th Street**
Neighborhood Assn: **Willamette Neighborhood Association**
Planner: **Darren Wyss**

Project #: PA-23-10



*The pre-application conference will be conducted in-person.



Pre-Application Conference Request

For Staff to Complete:		
PA 23-10	Conference Date: 7/6/23	Time: 10:00am
Staff Contact: Darren Wyss		Fee: \$350

Pre-application conferences are held on the first and third Thursdays of the month between 9:00 am and 1:00 pm. Appointments must be made by 5:00 pm, 15 days before the meeting date. The applicant has a choice of an in-person or virtual meeting. To schedule a conference, submit this form, a site plan, and accompanying materials through the Submit a Land Use Application web page. The City will contact you to collect payment. Pre-application notes are valid for 18 months.

Property Owner Information

Name: **David Lawrence**
Email: **David@djsdecking.com**
Phone #: **503-657-6699**
Address: **PO Box 555, West Linn OR 97068**

Applicant Information

Name: **The Pool & Spa House**
Email: **info@thepoolandspahouse.com**
Phone #: **503-906-8107**
Address: **PO Box 23788, Portland OR 97281**

Address of Subject Property (or tax lot): **1553 11th Street, West Linn OR 97068**

REQUIRED ATTACHMENTS:

- A project narrative with a detailed description of the proposed project. Briefly describe the physical context of the site.
- A list of questions or issues the applicant would like the City to address.
- A dimensional site plan that shows:
 - North arrow and scale
 - Location of existing trees (a tree survey is highly recommended)
 - Streets Abutting the property and width of right of way
 - Location of creeks and/or wetlands (a wetland delineation is highly recommended)
 - Property Dimensions, existing buildings, and building setbacks
 - Slope map (if slope is 25% or more)
 - Location of existing utilities (water, sewer, etc.)
 - Conceptual layout, design, proposed buildings, building elevations, and setbacks
- Location of all easements (access, utility, etc.)
- Vehicle and bicycle parking layout (including calculation of required number of spaces, based on use and square footage of building), if applicable
- Location of existing and proposed access and driveways. Include the proposed circulation system for vehicles, pedestrians, and bicycles, if applicable.
- Proposed stormwater detention system with topographic contours

I certify that I am the owner or authorized agent of the owner:

APPLICANT: **Brendan Reilly**

DATE: **6-15-2023**

The undersigned property owner authorizes the requested conference and grants city staff the right of entry onto the property to review the application.

PROPERTY OWNER: **DAVID LAWRENCE**

DATE: **06-15-2023**

From the Desk of David (DJ) Lawrence, Property Owner,

Re: Narrative for Proposed Project @ 1553 11th St. West Linn,

1. DJ's Decking: Will be moving all construction activities to a larger headquarters, (Wankers corner area), moving out of the Main Building (36'x48') accessed from the 2 driveways on Willamette Falls Drive and I will still continue my Residence in the ADU/Garage building (24'x36') with the same Will Falls Dr. access.
2. Main Rear Building: Only the front of the Main rear building will be remodeled with a more storefront look, see concept plan. This upgrade will enhance the beauty of the main street and after the roundabout at 10th street is completed a landscape plan will be forthcoming.
3. New Tenant of the Main Rear Building: The Pool & Spa House provides homeowners and businesses with supplies, equipment and tools used to maintain existing swimming pools and hot tubs. The business caters to the needs of both residential (backyard) pool and spa owners (BTC) and commercial or institutional facilities (BTB). Retail operations consist of water testing facilities, pool and spa supplies and equipment.
4. Parking: The Site Plan shows all of the onsite parking available to the clients of both DJ's Decking and The Pool & Spa House clients. Access is the two driveways on Will-Falls Dr. There is much more onsite parking available than will be needed as both businesses have very few walk in customers so **little to no** on street parking will be needed or used by the 2 businesses.
5. Signs: There are 2 existing signs, 1 will be used for DJ's Decking Inc. and 1 will be moved and used for The Pool & Spa House once the major street/roundabout work is completed.
6. A Sight for Sport Eyes: Will still have an office at the main house, accessed from 11th street and has plenty of onsite parking for their business activities, so again little to no on street parking.

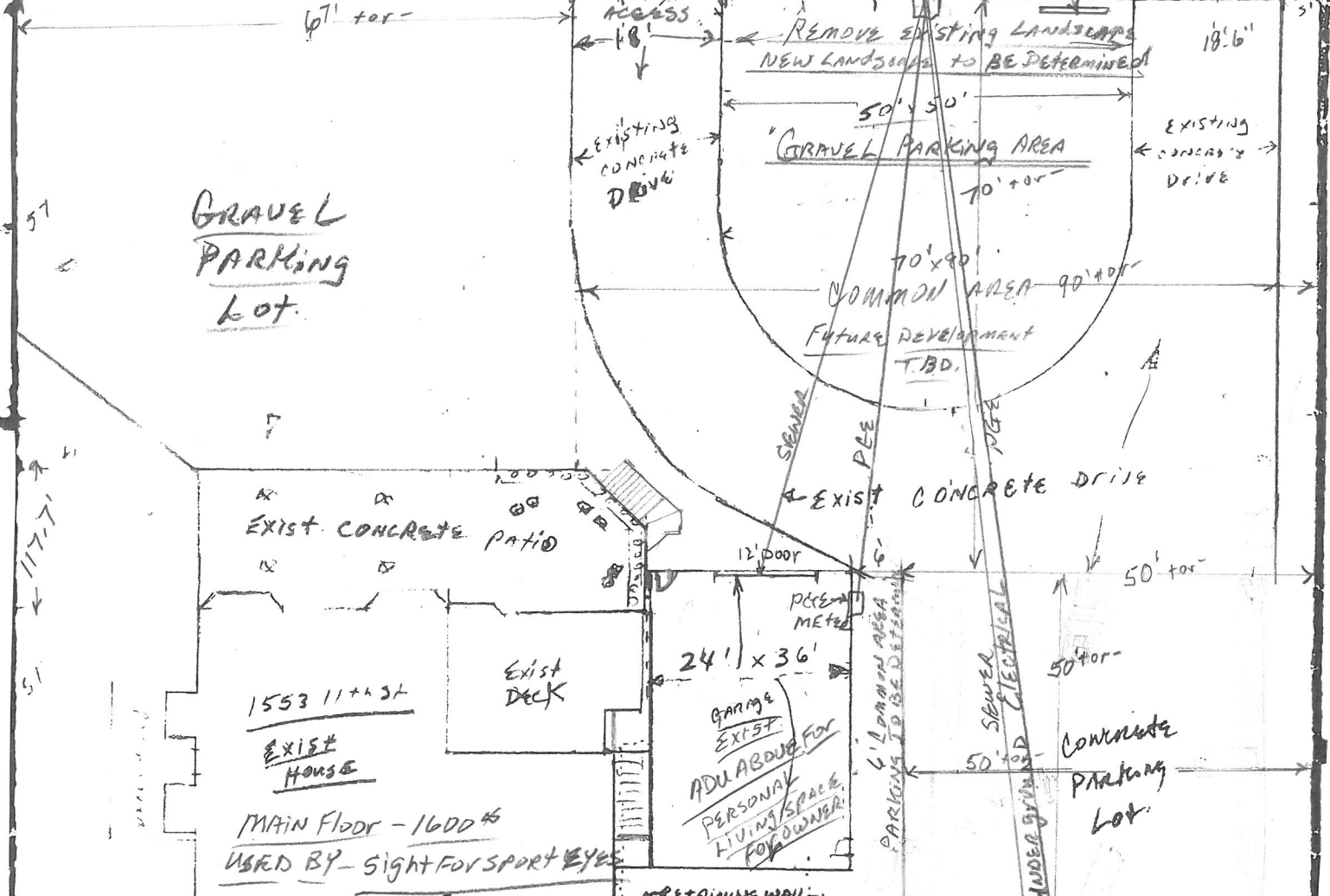
I am excited to see this new transition and upgrades to the property. Any questions or comments feel free to call or email me.

Sincerely,

David J. Lawrence, President, DJ's Custom Decking Inc.

Office: 503-657-6699, Email: david@djsdecking.com

157.60' Ingress/Egress PGE TRANS. SIGN EGRESS ACCESS ONLY



Main Water Line 12'4" BASEMENT - RECORDED WATER LINE

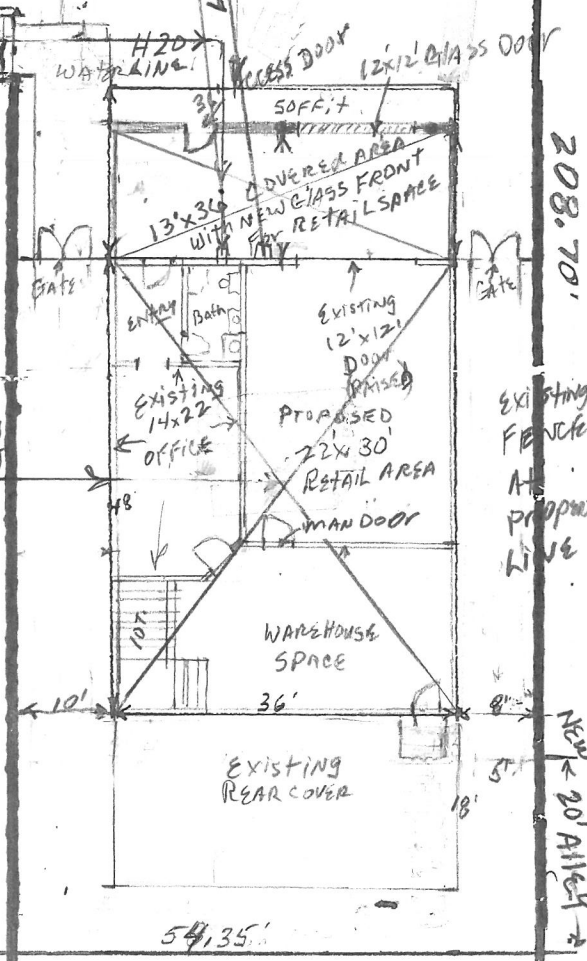
104' 6" FT FENCE

1547

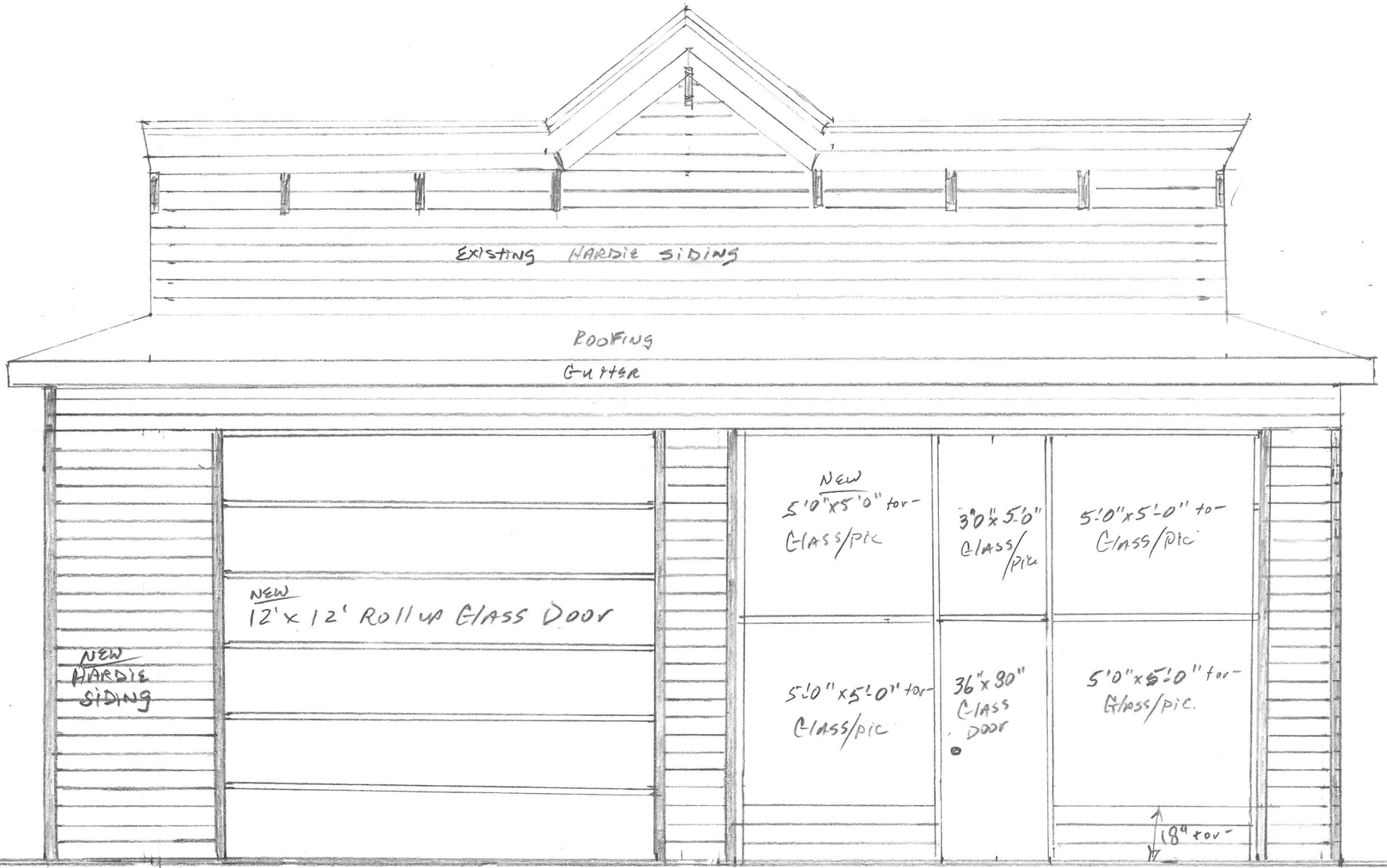
EXISTING 36'x48' MAIN BUILDING - BUILT IN 1993 - CURRENTLY DJ'S DECKING

SITE PLAN - SCALE 1" = 20'

ORIGINAL



104'



CONCEPT PLAN: NEW FRONT OF MAIN BUILDING - SCALE: 1/4" = 1'