

MILWAUKIE PLANNING 6101 SE Johnson Creek Blvd Milwaukie OR 97206 503.786.7600 planning@milwaukieoregon.gov

Preapplication Request Form

Meeting Date: _	/_	_/	Time: _	Location:	6101 SE Johnson	Creek Blvd Today's	Date: 5 / 19 / 20	
Applicants and representatives are expected to present a detailed explanation of their proposal at the conference.								
The purpose of the preapplication conference is to acquaint the applicant or applicant's representative with the requirements of the municipal code in preparation for submission of a land use application, including relevant approval criteria, development standards, and procedures. The preapplication conference is not an exhaustive review of all potential issues or requirements. Furthermore, the information provided by the City is not binding, and it does not preclude the City from raising new issues or identifying additional requirements during the land use review process. (MMC 19.1002 Preapplication Conference) Although the primary purpose is as stated above, preapplication conferences may also be used as part of a due diligence process to obtain a higher degree of certainty about a property development. An applicant is								
not required to be the property owner to request a preapplication conference. SITE INFORMATION:								
A CONTRACTOR OF THE CONTRACTOR		SE	- مالارت	and Copple	Map & Tax Lot(s	1:17 F3 0 MA 0.70	anzone: intestial	
Site Address: 5803 SE Tohnson Creek Map & Tax Lot(s): 12 E 30 #A 07990 Zone: industrial PROPOSAL (brief description):								
Convert Storge Space into Small office with two (2) Bothnowns								
APPLICANT:								
Project Contact	Nam	e: Pad	ricu	Shaw	Company: R	AFFIN CONSTRUC	tion	
Mailing Address				Nen Place	Portland, a	Zip:	47206	
Phone(s): 503	-77L	1-809	10 5	Ceii 103-310-1728	Email:	Exfinctions + Q	ad-com	
# of Expected A					Owner Representative	☐ Architect☐ Engineer	Contractor Other:	
REQUESTED MEE	TING T	YPE:						
Preapplication Meeting—1st meeting free; 2nd meeting \$50; Subsequent meetings \$100/mtg. Optional meeting with 2 City staff. No meeting notes are provided by staff. Staff will coordinate meeting date and time once Submittal Information (listed on reverse) is received. Preapplication Conference—\$200 Optional or required meeting with 3 or more staff. Meeting notes are provided by staff 2 weeks after the conference. City staff from the Planning, Building, Engineering, and Public Works departments usually attend. Other public agencies (such as the Fire District) may attend as necessary. Appointment times are Thursdays from 10:00 a.m.—11:00 a.m. Appointments are scheduled on a first-come, first-served basis. Preapplication Requests must be submitted during counter hours, and by 12:30 p.m. every Thursday for the first appointment available. Appointments must be made no less than three weeks before the desired meeting date for Major projects (e.g. commercial, industrial, multi-family, subdivisions) and no less than two weeks in advance of the desired meeting date for Minor projects*(e.g. single family, ADUs, partitions). Transportation Impact Study Review—\$100 Mandatory second meeting if the project requires a Transportation Impact Study (TIS).								
MandaTo be so	The state of the second of the state of the							
.0.000	IMPORTANT INFORMATION ON REVERSE SIDE							

PREAPPLICATION REQUEST CHECKLIST:

Once submitted, application materials and applicant information become public record as well as constitute permission for staff to access the site in preparation for the meeting/conference.

Preapplication Meeting: Please submit 3 hard copies of the required information.									
Mir	nimum Requ	<u>virements:</u>							
		d Request Form and accompanying fee (if any) site plan and building plans, showing existing and proposed features. (Plans do not need to be ally prepared, just accurate and reliable.)							
		detailed narrative description of the proposal that clearly identifies the location, existing and proposed es, and any proposed construction.							
	A list of all	questions or i	ssues the applicant wo	ould like the City to address.					
Preapplication Conference: Please submit 8 hard copies and 1 electronic copy of the required information. Please refer to the <u>Development Project Checklist</u> for a list of items that may be applicable to your project. Minimum Requirements Completed Request Form and accompanying fee. Narrative: A detailed description of your proposal and any specific questions you have. Include a brief description of the physical context of the site, including a map showing the site and surrounding properties. A list of all questions or issues the applicant would like the City to address. Proposed elevations									
Location of onsite and adjacent natural resources Whason Creek									
	Circula	tion system for	vehicles, pedestrians, ar	nd bicycles					
For Office Use Only:									
*Project Type: Minor Developments (e.g., single family, ADUs, partitions): 2 weeks required for review									
☐ Major Developments (e.g. commercial, industrial, multi-family, subdivisions): 3 weeks required for review									
Ro	uting: 🗆 File		☐ Planning (2)	☐ Engineering (2)	☐ Building				
	Developmen	nt Manager	☐ Public Works	☐ Fire	☐ CD Director (development)				

RUFFIN CONSTRUCTION

8935 S.E. Stanley Place Portland, Oregon 97206 (503) 774-8090 FAX (503) 774-8095 WBE / #1215

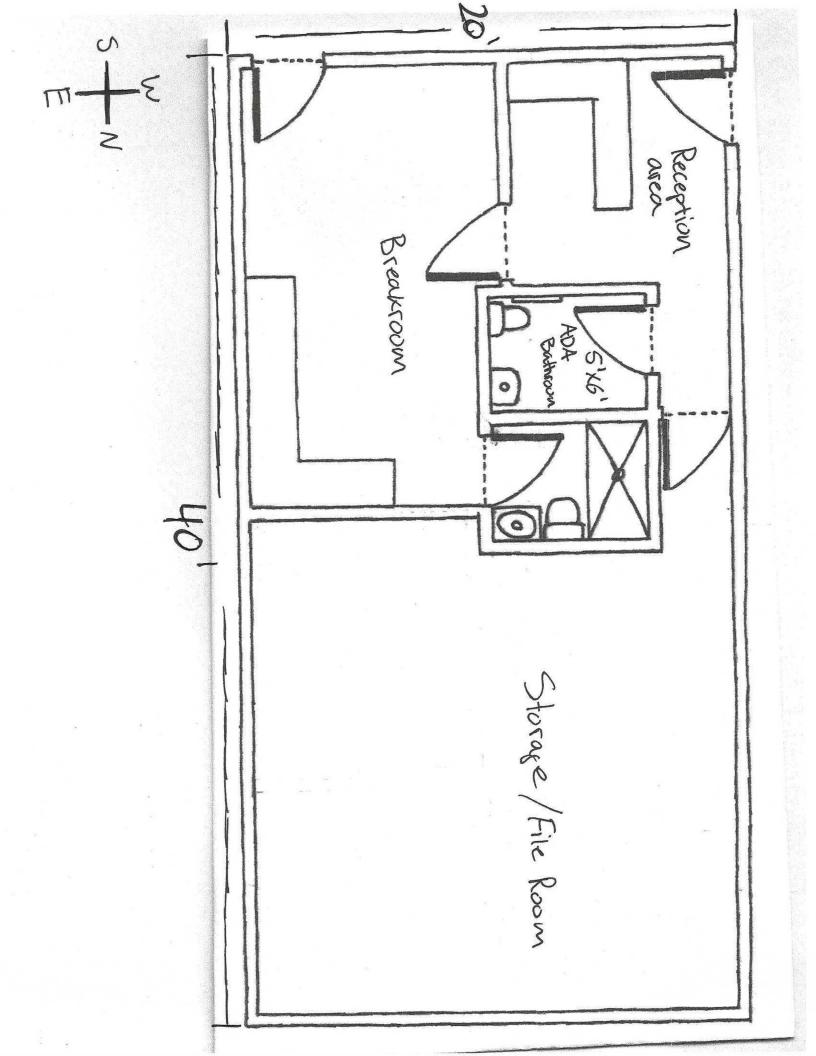
General Contractor License # 103355 Commercial / Industrial Residential

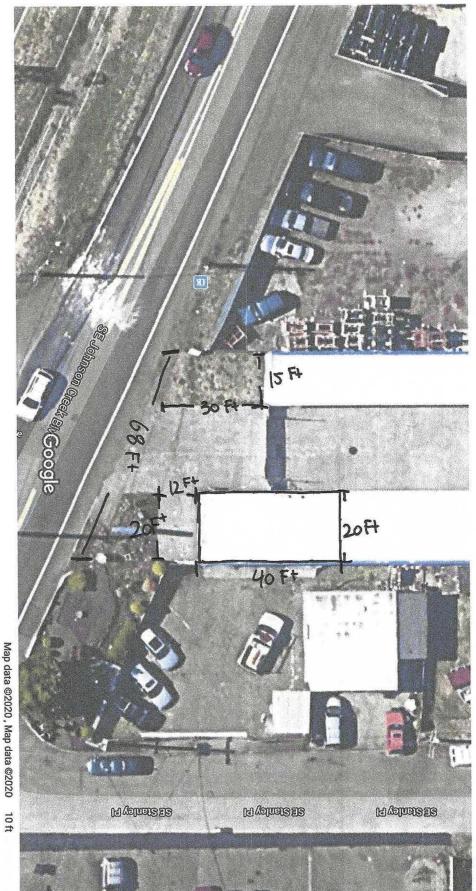
Milwaukie Planning 6101 SE Johnson Creek Blvd Milwaukie, OR 97206 503-786-7600

Property owner wants to convert existing storage spaces into a single use office space with storage room, break room and 2 bathrooms. One bathroom being ADA compliant and for public use and one for private use.

Proposed work to be done within existing footprint.

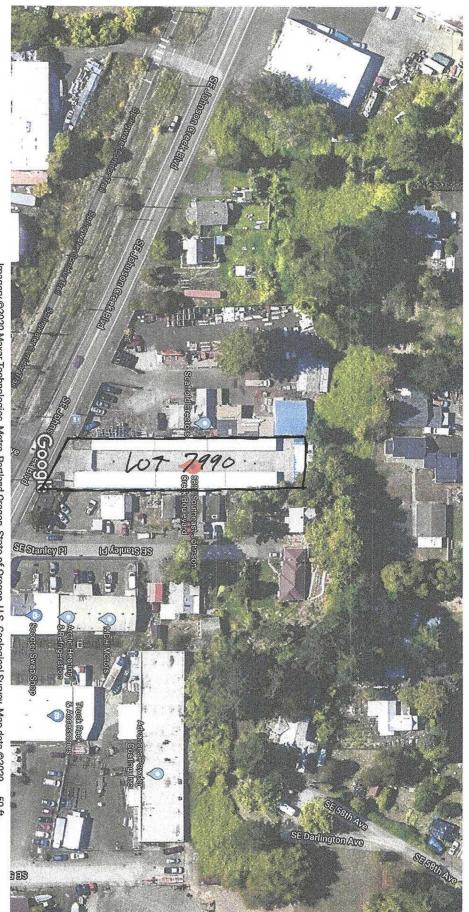
Patrick Shaw Vice President 503-310-1728





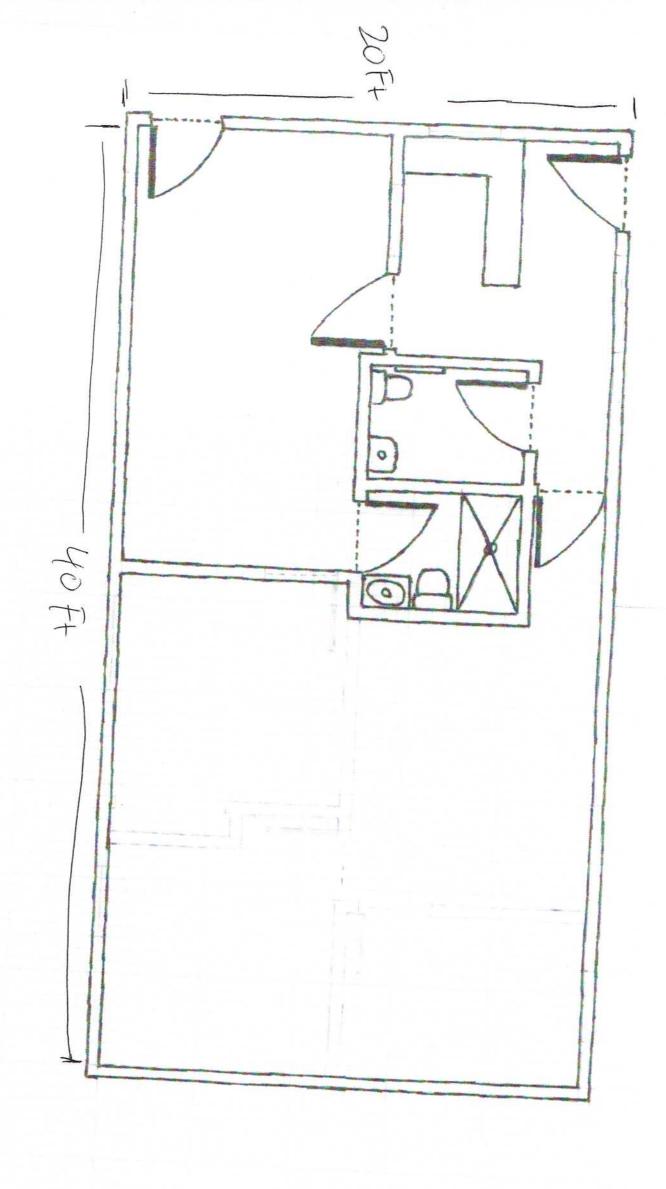
Map data @2020 , Map data @2020 10 ft

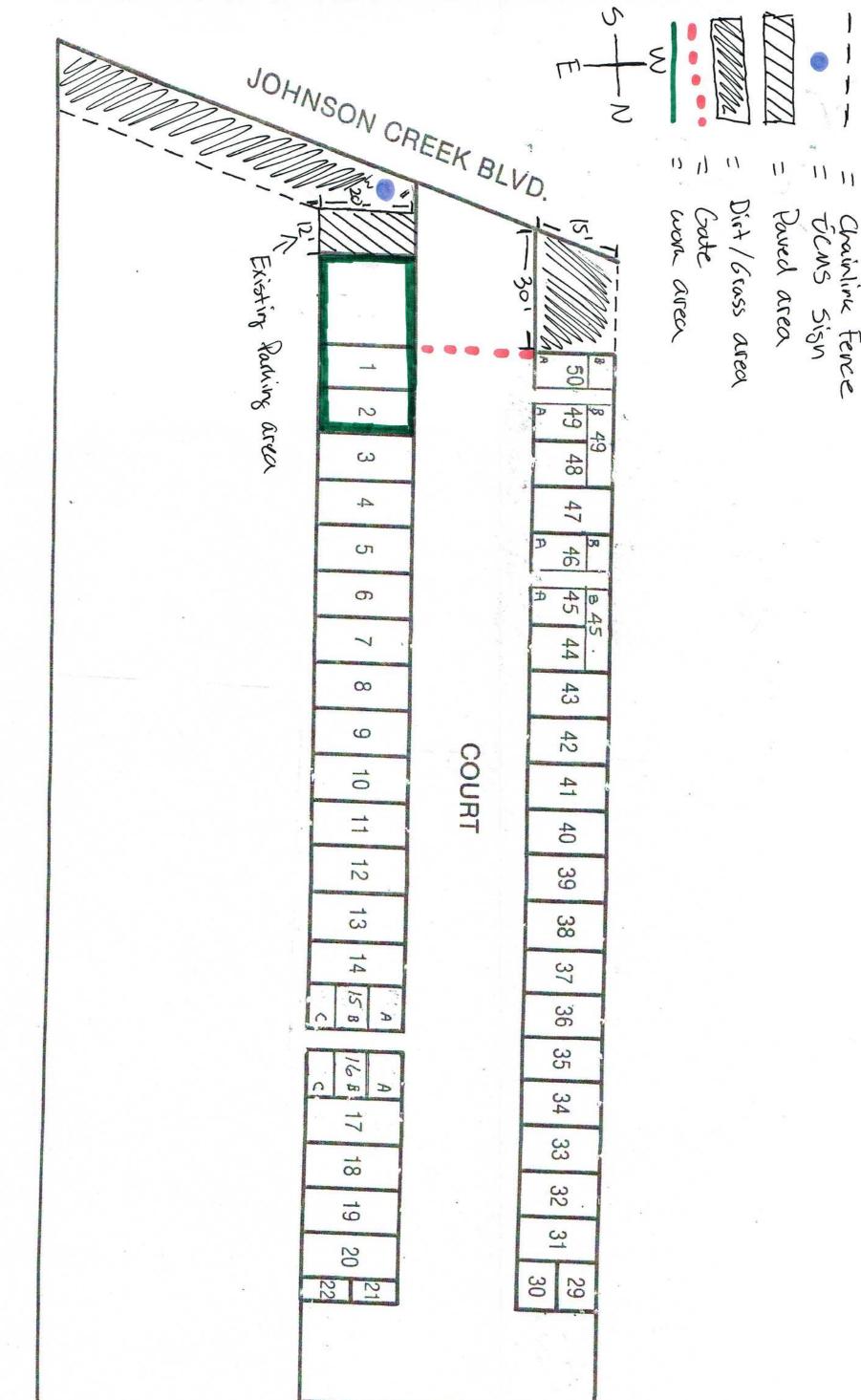




Imagery @2020 Maxar Technologies, Metro, Portland Oregon, State of Oregon, U.S. Geological Survey, Map data @2020 50 ft

STANLEY PL.





STANLEY PL.