



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

Preapplication Request Form

File #: 22-021PA

Meeting Date: 12/29/2022 Time: 10:00am Location: 6101 SE Johnson Creek Blvd Today's Date: 11/30/2022

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:

Site Address: 5001 SE Johnson Creek Blvd Map & Tax Lot(s): _____ Zone: _____

PROPOSAL (brief description):

Build a 36'x24' structurally independent pre-engineered metal building addition and a new exterior 5,000 gallon double walled containment tank to hold fluids from the moly removal process.

APPLICANT:

Project Contact Name: Bob Baltazar Company: PCC Structurals
 Mailing Address: 4600 SE Harney Dr., Portland OR Zip: 97206
 Phone(s): 503-777-8864 Email: Bob.Baltazar@pccstructurals.com
 # of Expected Attendees: 2 Owner Architect Contractor
 Representative Engineer Other: _____

REQUESTED MEETING TYPE:

- 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).
 - To be scheduled after completion of a TIS by the applicant's engineer.

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.

Minimum Requirements:

- Completed Request Form and accompanying fee (if any)
- Preliminary site plan and building plans, showing existing and proposed features. (Plans do not need to be professionally prepared, just accurate and reliable.)
- A detailed narrative description of the proposal that clearly identifies the location, existing and proposed uses, and any proposed construction.
- A list of all questions or issues the applicant would like the City to address.

Preapplication Conference: Please submit 8 hard copies and 1 electronic copy of the required information. Please refer to the [Development Project Checklist](#) 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
- Site/Plot Plan (8½ x 11 or 11 x 17) that includes (if applicable)
 - Parcel and building setback dimensions
 - Existing and proposed structures
 - Location and dimension of existing and proposed easements, access, and driveways
 - Location of existing and proposed utilities: storm, sanitary sewers, and water (including size of service and street location)
 - Width of adjacent right-of-way
 - Existing streets abutting the property
 - Vehicle and bicycle parking layout (including calculation of required number of spaces, based on use and square footage of building)
 - Slope map (if slope is 25% or more)
 - Significant tree locations (all trees with a caliper over 6 inches)
 - Proposed stormwater detention system with topographic contours
 - Location of onsite and adjacent natural resources
 - Circulation system for vehicles, pedestrians, and 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

Routing: File Planning (2) Engineering (2) Building
 Development Manager Public Works Fire CD Director (development)

**City of Milwaukie
Pre-Application Conference**

NARRATIVE

PCC Structural's Moly Removal Addition

5001 SE Johnson Creek Blvd, Milwaukie, OR 97206

November, 2022

PREPARED FOR:

PCC Structural's, Inc.
5001 SE Johnson Creek Blvd
Milwaukie, OR 97206

PREPARED BY:

SYMONS ENGINEERING CONSULTANTS, Inc.
12805 S.E. Foster Road
Portland, OR 97236-4521
(503) 760-1353

Site Address: 5001 SE Johnson Creek Blvd, Milwaukie, OR 97206

Development Proposal

The applicant is proposing to build a 36'x24' structurally independent pre-engineered metal building addition and a new exterior 5,000 gallon double walled containment tank to hold fluids from the moly removal process. Project does not propose any other site improvements.

Questions

1. Confirm if any non-conforming upgrades will be required for the site.
2. Confirm that no public improvements will be required.
3. Confirm that roof runoff can be piped to existing pond which is a terminal destination.

**** End of Narrative ****



SYMONS ENGINEERING CONSULTANTS, INC.

12805 e.e. foster road
 portland, oregon 97236
 phone 503 760 1353
 www.symonsengineering.com

CLIENT

PCC STRUCTURALS, INC.
 4600 SE HARNEY DR
 PORTLAND, OR 97206
 503-777-8864

PROJECT

JOHNSON CREEK MOLY REMOVAL ADDITION

SITE ADDRESS
 5001 SE JOHNSON CREEK BLVD
 PORTLAND, OR 97222

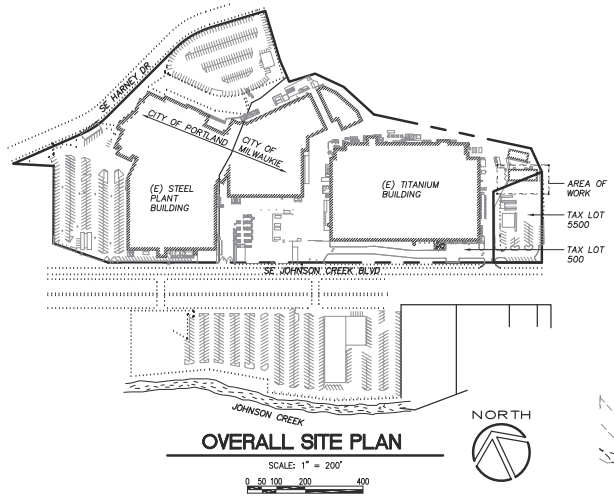
SHEET NAME
PRELIMINARY SITE PLAN

REVISION

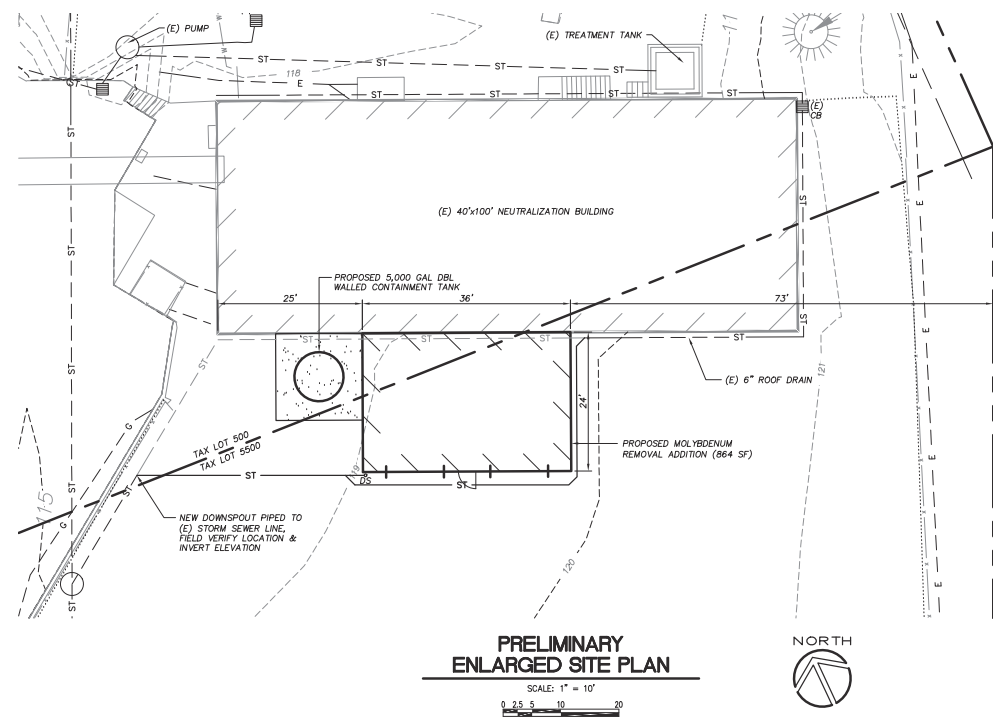
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ISSUE DATE **NOVEMBER 15, 2022**
 DRAWING FILE **22-27c.DWG**
 PROJECT NUMBER **22-27**

C1
 SHEET NO.



STORMWATER NARRATIVE
 STORMWATER RUNOFF FROM NEW ADDITION WILL BE PIPED TO EXISTING 6" ROOF DRAIN THAT FLOWS TO AN EXISTING MANHOLE WHICH CONNECTS TO THE EXISTING SYSTEM TO THE NORTH.



NOT FOR CONSTRUCTION



**SYMONS ENGINEERING
CONSULTANTS, INC.**

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portland, oregon 97236
phone 503 760 1353
www.symonsengineering.com

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4600 SE HARNEY DR
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PROJECT

**JOHNSON CREEK
MOLY REMOVAL
ADDITION**

SITE ADDRESS
5001 SE JOHNSON CREEK BLVD
PORTLAND, OR 97222

SHEET NAME
**PRELIMINARY
FLOOR PLAN and
ELEVATIONS**

REVISION



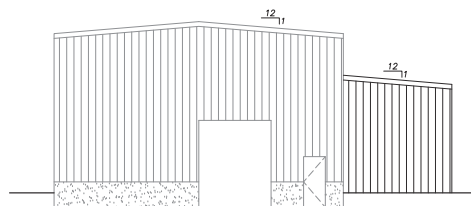
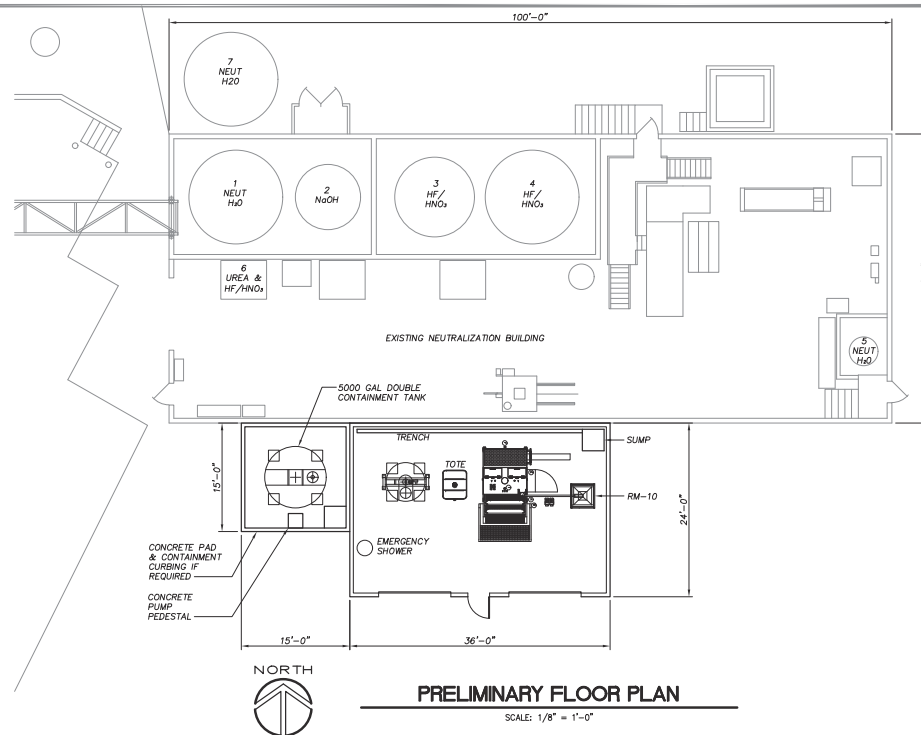
ISSUE DATE **NOVEMBER 15, 2022**

DRAWING FILE **22-27a.DWG**

PROJECT NUMBER **22-27**

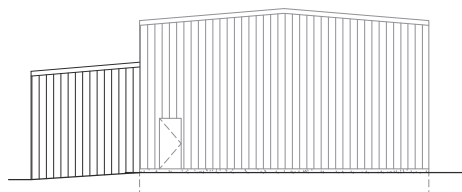
A1

SHEET NO.



WEST ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION