


From: david@wvporegon.com 
Subject: RE: Flash Plan for Jefferson
Date: July 6, 2021 at 6:32 PM
To: James Furlo james@furlo.com

James:

Attached are three flash plan options for you to consider.

Option A – RV Storage

This option consists of placing gravel on almost the entire site. County code requires a min 3-foot landscape strip along Sunnyside Road which I have shown as 5-feet wide. I striped the spaces so you can see the yield and broke out the SF of parking stalls and vehicle maneuvering area in the event you wanted to pave one but not the other. The County allows RV storage on gravel and on pavement. Access to the site would be from a new shared driveway across from Twin Hills Drive.

Option B – Self Storage

Most one story self-storage units are 20-30 feet deep. I included both, with most being 30-feet deep and 10-feet wide or 300 SF total. The others are 20-feet deep and 10-feet wide or 200 SF total. Since there was some remaining underutilized space, I added a few RV storage stalls, assuming the entire complex would be fenced and secured. In the Industrial zone there is a 20-foot wide front yard building setback, so you won't see any buildings close to the Sunnyside Road property line.

Option C – Warehouse

This option includes two new front loaded warehouse buildings with man doors and rollup doors. There is sufficient room for loading, maneuvering, and parking either in front of the buildings or along the western property line.

Construction of the warehouses are an allowed outright permitted use. Construction of the RV storage and self-storage requires conditional use approval. I have done a number of recent projects in Marrion County and they are really easy to work with so getting land use approval should be a breeze.

Let me know if you have any questions.

I'll e-mail you an invoice at the end of the month when I do my billings. Let me know if you want me to invoice James Furlo or if you have a business or LLC name you prefer.

Thanks,

David j. Dodson
Willamette Valley Planning LLC
<https://wvporegon.com/>
541-231-6111

From: James Furlo <james@furlo.com>
Sent: Wednesday, June 16, 2021 11:48 AM
To: david@wvporegon.com
Subject: Re: Flash Plan for Jefferson

Hi Dave,

Thanks for helping me plan for this property. Here are the details:

The Marion county tax account no = 536289. Here's a link to the assessor's property records: <https://mcasr.co.marion.or.us/PropertySummary.aspx?pid=R36289&da=true>

It's about 1.54 acres. Attached is a proposed shared driveway along with an old letter from ODOT approving the driveway.

Also attached is a drawing of the partitions. I'm buying Parcels 1, 2, and 3 in the image.

Here it is on Google Maps: <https://goo.gl/maps/75fvBiwiDrip5HT9A>

You'll notice there's a I-5 RV & Mini Storage just to the South. I also took a screenshot. The blue outline is the land. The purple is also what I'm purchasing.

OK. I think that covers what it is. Here are the three development ideas I came up with:

- 1) RV Storage - put down gravel. A fence, some metal roofs, lights(?), cameras. Potentially a tiny office?
- 2) Self-Storage - block or metal. Also, potentially a tiny office? There is an office on the other lot, but it's currently 100% rented out.
- 3) Flex space - Essentially, more warehouses.

Those are my initial thoughts. Let me know what else I can provide or clarify.

Thanks!

James

Flash Plan
Option...C.pdf