



**STAFF REPORT
FOR THE PLANNING COMMISSION**

FILE NUMBER: CUP-12-03/DR-12-07

HEARING DATE: April 4, 2012

REQUEST: Conditional Use and Class I Design Review approval for exterior site modifications and exterior building remodeling at Willamette Primary School, 1403 12th Street.

APPROVAL CRITERIA: Community Development Code (CDC) Chapter 11, Single-family Residential Detached, R-10; Chapter 55, Design Review; and, Chapter 60, Conditional Uses.

STAFF REPORT PREPARED BY: Tom Soppe, Associate Planner

Planning Director's Initials 

EXECUTIVE SUMMARY

The West Linn-Wilsonville School District requests Conditional Use approval for a proposed outdoor learning garden at Willamette Primary School in the Willamette neighborhood. The District also requests Class I Design Review approval for: the garden; a proposed fenced storage area; a masonry walls screening an existing trash/recycling area; a masonry and metal enclosure around a proposed trash compactor; new ADA access between the building and play areas; new windows in three locations; replacement of one doorway canopy; and, for relocation of bicycle parking.

Staff has reviewed the applicant's proposal relative to all applicable CDC requirements and finds that the application meets these requirements with two exceptions: the compatibility with adjoining uses of a proposed fence along 4th Avenue (see findings 14 and 31) and potential noise generation from the learning garden. Therefore, proposed Condition of Approval 3 would require planting arborvitae to screen the fence from 4th Avenue and nearby residences; and proposed Condition of Approval 2 would limit use of amplified noise in the learning garden to regular school hours.

TABLE OF CONTENTS

STAFF ANALYSIS AND RECOMMENDATION

EXECUTIVE SUMMARY.....	1
GENERAL INFORMATION.....	3
BACKGROUND.....	4-9
RECOMMENDATION.....	9-10

ADDENDUM

APPLICABLE REGULATIONS AND ASSOCIATED SUPPLEMENTAL FINDINGS.....	11-27
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EXHIBITS

PC-1 AFFIDAVIT OF NOTICE AND MAILING PACKET	29-36
PC-2 FURTHER CLARIFICATION ON TREES AND FACILITY SCREENING.....	37-41
PC-3 COMPLETENESS LETTER	42
PC-4 APPLICANT'S SUBMITTAL	43-86



GENERAL INFORMATION

- APPLICANT:** Tim Woodley, Director of Operations
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- Travis Butler, AIA
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- SITE LOCATION:** 1403 12th Street (Willamette Primary School)
- LEGAL DESCRIPTION:** Clackamas County Assessor's Map 2-1E-02BA, Tax Lot 6300
- SITE SIZE:** Approximately 3.58 acres
- ZONING:** R-10, Single-family Residential Detached
- COMP PLAN DESIGNATION:** Low-Density Residential
- 120-DAY PERIOD:** This application was resubmitted complete on March 1, 2012. The 120-day maximum application-processing period ends June 29, 2012.
- PUBLIC NOTICE:** Public notice was mailed to the Willamette Neighborhood Association and to affected property owners on March 14, 2012. The property was posted with a sign on March 15, 2012. In addition, the application has been posted on the City's website. Notice of the application was published in the West Linn Tidings on March 22, 2012. The notice requirements have been satisfied.



BACKGROUND

The site is located in a residential area of Willamette just south of the historic commercial area of Willamette. It has been used as an elementary/primary school since it was built in 1949. Schools are a Conditional Use in the R-10 zone where the site is located. The school was on the site long before Conditional Use approval was required for this or any other use. Since the Conditional Use category has been implemented by the City in the early 1970's, several Conditional Use applications have been approved for different modifications to the property. These approvals, in addition to approving the changes proposed, also affirmed and/or reaffirmed the approval of the Conditional Use itself on site. The most recent of these was CUP-07-02 et al., which approved a portable classroom building on site. This building however is no longer on site, but the Conditional Use approval applies until the next round of changes requiring a Conditional Use approval, such as the current application.

The current application proposes several changes to the site, but only the implementation of a "learning garden," which would produce an outdoor classroom and activity area as well as change the landscape plan and site plan, requires conditional use approval.

Site Conditions:

The 3.58-acre public primary school site consists completely of the existing mid-century-style primary school building, its outdoor play and landscape areas, and its parking area (see Exhibit PC-4, page 64, L-100, site plan). The site is rectangular and surrounded by City streets on each side: 12th Street to the west, 11th Street to the east, 4th Avenue to the south, and 6th Avenue to the north. The school building faces 12th Street along the west edge of the site. The parking lot fronts 6th Avenue. Open field and play areas dominate the east side of the site, whereas sheltered play areas and playground equipment are found further south on site. The south central to southwest area of the site contains a garden and maintenance shed. The southeast corner contains a storm water collection and treatment area approved as part of a Class I Design Review in 2009.

Much of the site is flat, but the west and south ends slope towards the adjacent streets. The mainly one-level building is two-story in the central area of its footprint where the one-floor southern half of the building overlaps with the one-floor northern end on higher ground (see the building elevations on Exhibit PC-4, page 66).

Project description:

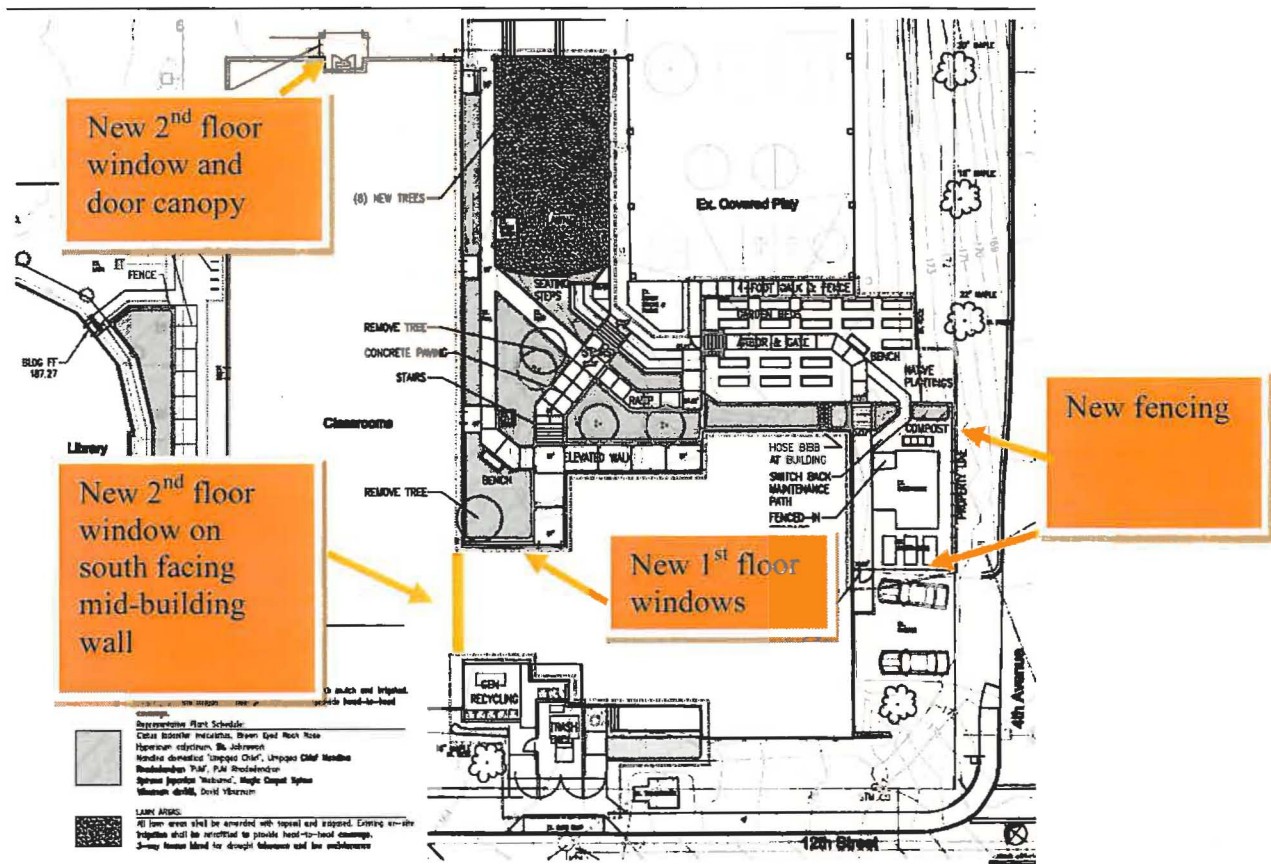
The West Linn-Wilsonville School District requests Conditional Use and Class I Design Review approval for an outdoor "learning garden" including paths, arbors, plantings, outdoor seating, and garden beds at the south end of the site. Class I Design Review approval is also required for this garden and for several exterior changes to the school building and site as follows:

- a) screening the existing recycling area and proposed generator along 12th Street with a masonry wall;
- b) enclosing a new trash compactor next to the recycling area with masonry walls and a steel gate;



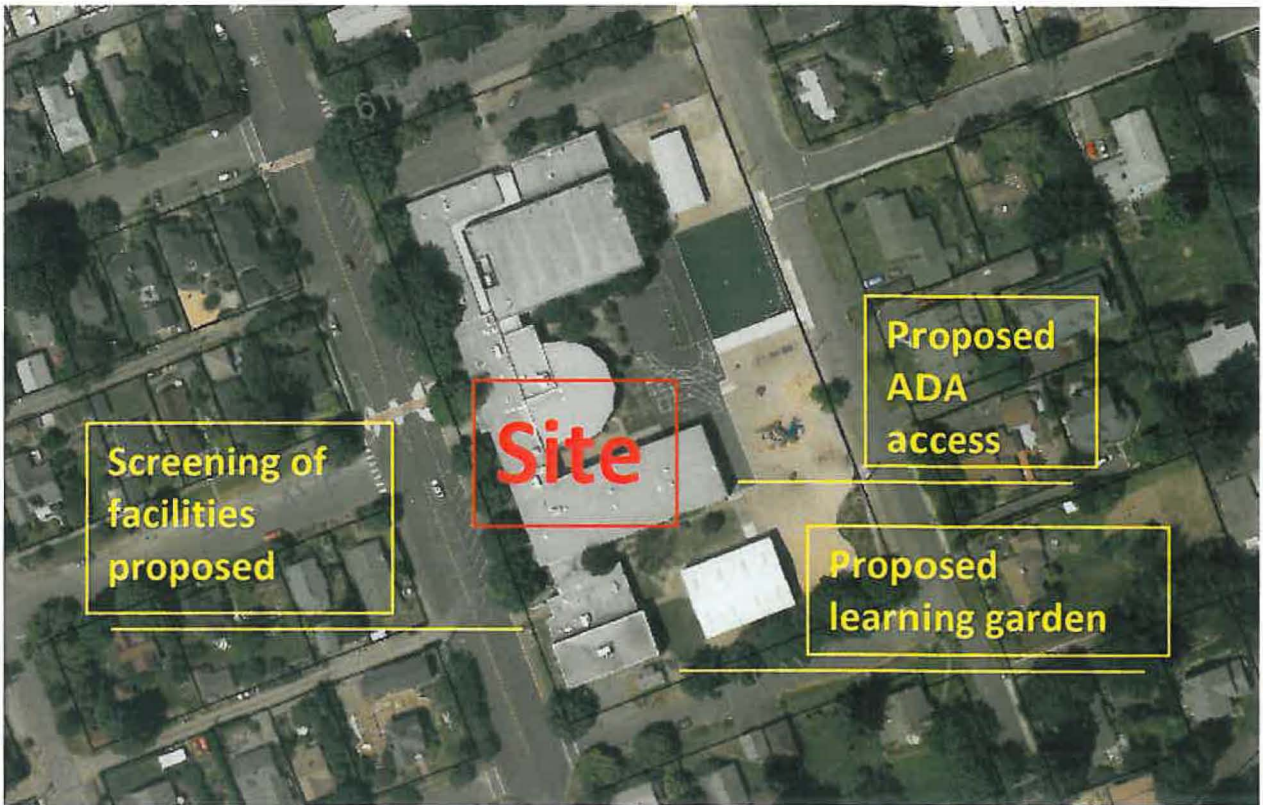
- c) adding Americans with Disabilities Act (ADA) compliant access between the rear of the building and an outdoor play area, including new doors and a roof canopy (a proposed ramp is exempt from review per 55.020[N]);
- d) new windows at three locations that are visually different from the windows they replace;
- e) replacing an existing doorway canopy with one that is visually different;
- f) slightly moving the existing bicycle rack spaces;
- g) new fencing around new storage area at the northeast corner of the greenhouse, and;
- h) new fencing along the property line south of the greenhouse and the driveway west of the greenhouse.

All of the proposed site changes can be seen on Sheet L101, the Detailed Site Plan, on Page 65 of Exhibit PC-4. All changes to the building, as well as the elevations of the proposed walls and gate around the trash/recycling area, are presented on the exterior elevations sheet on Page 66 of Exhibit PC-4.



Excerpt from Detailed Site Plan, Sheet L101 (Page 65 of Exhibit PC-4). Captions, arrows, and orange line representing 2nd floor wall added by staff.





Source: West Linn GIS, 2012

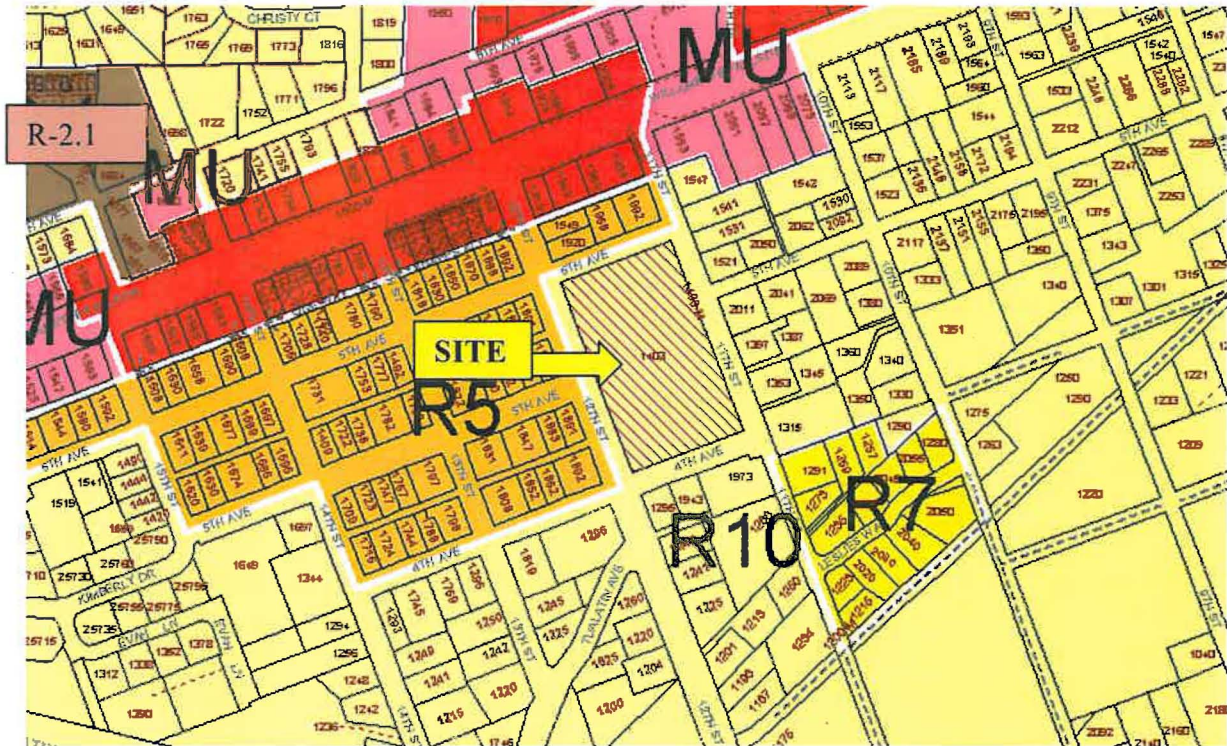
Site Aerial View- some of the proposed improvements labeled here, see applicant's site plans and elevations in Exhibit PC-4 for others



Proposed learning garden area as seen from 4th Avenue, fencing is proposed from existing fence past greenhouse to left

Surrounding Land Use and Zoning: The site is situated within a residential area in the southwest area of West Linn, just south of the Willamette commercial area and the 10th Street/I-205 commercial area. It is just uphill to the north from Willamette Park. The Willamette national and local historic-designated residential area is across the street to the west.

Zoning Vicinity Map



Source: West Linn GIS, 2012

Table 1 Surrounding Land Use and Zoning

DIRECTION FROM SITE	LAND USE	ZONING
North	Single-family residential detached, “main street” commercial and institutional in historic Willamette, highway commercial near 10 th Street exit, some multi-family to the northwest.	R-5; GC; MU; R-10; R-2.1
East	Single-family residential detached.	R-10
South	Single-family residential detached, Willamette Park.	R-10; R-7;
West	Single-family residential detached.	R-5; R-10

Source: West Linn GIS, 2012

Approval Criteria and Analysis

As previously mentioned, schools are a Conditional Use in the R-10 zone per Section 11.060(7). The proposal of the outdoor learning garden can be expected to change the frequency and intensity of the play and garden areas at the south end of the site, thus requiring Conditional Use approval per Section 60.050(B). Design Review is required with a Conditional Use permit per Section 60.030(B). There are no new buildings proposed and no additions to the footprint of the existing building proposed so the changes proposed require Class I Design Review, per Section 55.020. Besides the learning garden, most of the proposed changes require Class I Design Review because they involve aesthetic changes to the exterior of the building, new fencing and walls, changes to the landscape plan, and improvements in exterior to achieve ADA compliance. Therefore, the applicable approval criteria include Chapter 11, the applicable chapter for the R-10 zoning district, the approval criteria for Class I design Review in Section 55.090, and the approval criteria for Conditional Uses contained in Section 60.070. The purpose of these standards is to provide flexibility in the location and modification of certain facilities while ensuring compatibility with surrounding uses.

The proposed new structures include an arbor in the learning garden and masonry walls and a gate in the trash, generator, and recycling areas. The masonry walls will match the existing brick used in the school building. The gate will have silhouette images of schoolchildren, providing an artistic element (see Finding 28). The capacity of the school will not change and impacts to City infrastructure will not result from these proposed changes.

Regarding compatibility with adjoining uses, the proposed learning garden, generator and trash have potential to generate noise. The noise from the compactor, which will be enclosed by a masonry wall and landscaping, will not exceed City standards (see applicant's finding on Page 56 of Exhibit PC-4). Noise from the learning garden will not likely exceed current noise levels generated on site unless it is amplified. Proposed Condition of Approval 2 would limit use of amplified noise in the learning garden to regular school hours. Noise from the generator would only occur upon emergency power outages and is therefore exempt from City noise standards as emergency equipment (see Finding 33).

The project will result in more trees and landscaping in the south area of the site. Three trees and lawn area in poor condition will be removed and eight trees will be planted. A very small area of landscaping will be lost due to the construction of the masonry wall screening the generator and recycling area (see findings 21 and 23). However, the proposed screening of the trash and recycling area will improve the schools appearance.

The site is non-conforming in terms of automobile parking, but no spaces are being added or eliminated by the current proposal, and the current proposal does not affect the number of students, number of staff, or the size of the building. Therefore no new parking is required.

Staff has reviewed the applicant's proposal relative to all applicable CDC requirements and finds that the application meets these requirements with two exceptions: the potential of the learning garden for off-hours noise and the visual compatibility of the proposed new fencing on the south side of the site. In response to these issues, proposed Condition of Approval 3 would require planting arborvitae to screen the fence from 4th Avenue and nearby residences, and proposed Condition of Approval 2 would limit use of amplified noise in the learning garden to regular school hours.



Staff finds that there are sufficient grounds for project approval, subject to the aforementioned conditions listed below in the Recommendation section. Please see the following Supplementary Findings for details.

Public comments:

No public comments have been received to date.

RECOMMENDATION

Staff recommends approval of application CUP-12-03/DR-12-07 subject to the following conditions:

1. Site Plan and Elevation Drawing. With the exception of modifications required by these conditions, the project shall conform to the Site Plan and Detailed Site Plan, dated February 14, 2012 (on pages 64 and 65, respectively, of Exhibit PC-4) and the exterior elevations sheet on Page 66 of Exhibit PC-4.
2. Learning Garden Use Hours for Activities Involving Amplified Sound. The learning garden shall not be used for activities involving amplified sound, except for instruction during regular school hours.
3. Arborvitae Screening of New Fencing. The new fencing proposed on the south side of the site shall be screened with arborvitae west of the tree labeled 22-inch maple tree shown on Sheet L101, Detailed Site Plan (on page 65 of Exhibit PC-4).

Notes to applicant.

- Expiration of Approval. This approval shall expire three years from the effective date of this decision.
- Additional Permits Required. Your project may require the following additional permits:
 - On-Site Utilities: contact the Building Division at (503) 656-4211, jnomie@westlinnoregon.gov. (Electrical permits are through Clackamas County, not the City of West Linn.)
 - Building permit, the final permit after others are completed and conditions of approval are fulfilled. Contact the Building Division at (503) 656-4211, jnomie@westlinnoregon.gov.
- Final inspection: Call the Building Division's Inspection Line at (503) 722-5509.
- Noise compliance with Oregon Department of Environmental Quality (DEQ) standards: The City reserves the right to require a report documenting whether the compactor



noise meets DEQ standards, as required by Section 55.110(B)(11), if complaints arise from nearby residences.



ADDENDUM

APPROVAL CRITERIA AND FINDINGS

CHAPTER 11, SINGLE-FAMILY RESIDENTIAL DETACHED, R-10 DISTRICT

11.020 PROCEDURES AND APPROVAL PROCESS

C. A conditional use (CDC 11.060) is a use the approval of which is discretionary with the Planning Commission. The approval process and criteria for approval are set forth in Chapter 60 CDC, Conditional Uses. If a use is not listed as a conditional use, it may be held to be a similar unlisted use under the provisions of Chapter 80 CDC.

11.060 CONDITIONAL USES

The following are conditional uses which may be allowed in this zoning district subject to the provisions of Chapter 60, Conditional Uses.

7. Schools.

FINDING NO. 1:

A primary school is a conditional use in the zone. The use has existed at the site since before the CDC required conditional uses. The proposed changes to the site plan require Conditional Use approval. See findings 4-14 below. The criteria are met.

11.080 DIMENSIONAL REQUIREMENTS, CONDITIONAL USES

Except as may otherwise be established by this Code, the appropriate lot size for a conditional use shall be determined by the approval authority at the time of consideration of the application based upon the criteria set forth in Section 60.070(1) and (2).

FINDING NO. 2:

The lot is approximately 3.58 acres in size, which is small for a school, but it has accommodated a school for decades. The site size will not be changed by the proposal. The criterion is met.

11.090 OTHER APPLICABLE DEVELOPMENT STANDARDS

B. The provisions of Chapter 55, Design Review, apply to all uses except detached single-family dwellings, residential homes and residential facilities.

FINDING NO. 3:

As this is a proposal involving exterior building and site changes to a public institutional use, Class I Design Review approval is required. The application includes the request for this approval. The criterion is met.



CHAPTER 60, CONDITIONAL USES

60.070 APPROVAL STANDARDS AND CONDITIONS

A. *The Planning Commission shall approve, approve with conditions, or deny an application for a conditional use, except for a manufactured home subdivision in which case the approval standards and conditions shall be those specified in Section 36.030, or to enlarge or alter a conditional use based on findings of fact with respect to each of the following criteria:*

1. *The site size and dimensions provide:*

a. *Adequate area for the needs of the proposed use; and,*

FINDING NO. 4:

As previously noted, the 3.58 acre site already accommodates a primary school. The proposed learning garden would change informal outdoor use area to a specific use area that will likely be used more frequently and intensely. The area itself is adequate for the learning garden, and does not subtract from the developed play and athletic areas, parking areas, or the school building. The criterion is met.

b. *Adequate area for aesthetic design treatment to mitigate any possible adverse effect from the use on surrounding properties and uses.*

FINDING NO. 5:

The addition of paths, arbors, plantings, outdoor seating, and garden beds to an area without many existing distinct features will likely improve the aesthetic quality of the site and the view from surrounding properties and streets. There may be increased use of this area for class during the school day, and this may increase noise in this part of the site. However the noise is not expected to exceed the normal noise of outdoor activities at a primary school including play and other activities that take place closer to other residences near other parts of the site. The possible exception is the use of amplified sound during instruction. Proposed condition of Approval 2 addresses use of amplified sound. Consequently, the effects on the residences near the south end of the site are not expected to be more adverse than what many residences around the site already experience.

While a primary school is a Conditional Use in this zone due to its tendency to produce more noise and other disturbances than single-family residences, it is typically a use located in a residential neighborhood in order to serve the neighborhood. The proposed learning garden is one more aspect of the school that may result in some outside noise of voices and activities, but that does not make the use inappropriate for the residential area. The criterion is met.

2. *The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, and natural features.*

FINDING NO. 6:

The school's central location in a residential area is appropriate for the use. The addition of the learning garden in the south-central area of the site is appropriate to the shape and topography of the site. The proposed garden will incorporate the natural rolling topography of the south end of the site and will incorporate existing trees. The criterion is met.

3. *The granting of the proposal will provide for a facility that is consistent with the overall needs of the community.*



FINDING NO. 7:

The community served by the West Linn-Wilsonville School District approved a bond measure for the proposed school improvements. Attendees at the Willamette Neighborhood Association meeting regarding the proposal were in unanimous support. Outdoor learning areas for school-aged children are consistent with the needs of the community to educate children about the outdoors and other important subjects.

- 4. *Adequate public facilities will be available to provide service to the property at the time of occupancy.*

FINDING NO. 8:

Adequate public facilities are available to accommodate the addition of the learning garden area. There will be less than 500 new feet of impervious surfaces, so additional storm water treatment is not required. The addition does not significantly affect demands on the water, transportation, or sanitary sewer systems as is does not result in new building additions or increases in the level of staff or students. The criterion is met.

- 5. *The applicable requirements of the zone are met, except as modified by this chapter.*

FINDING NO. 9:

Findings 1-3 document consistency with the applicable requirements of the R-10 zone. The criterion is met.

- 6. *The supplementary requirements set forth in Chapters 52 to 55, if applicable, are met.*

FINDING NO. 10:

No signs or public sidewalk uses are proposed, so chapters 52 and 53 do not apply. Chapter 54 is addressed under Finding No. 21 below, and Chapter 55 Design Review is addressed under findings 15-37 below.

- 7. *The use will comply with the applicable policies of the Comprehensive Plan.*

FINDING NO. 11:

The application is within the Willamette neighborhood. The adopted *Vision Statement and Action Plan for the Willamette Neighborhood of West Linn* is the neighborhood plan for Willamette and is part of the City’s main Comprehensive Plan. Therefore staff has reviewed both this and the main Comprehensive Plan for proposed learning garden compliance.

Vision Statement and Action Plan for the Willamette Neighborhood of West Linn:

Goal 2: *Education and activities for children and adults*

Policy 2-3: *Protect and support Willamette Primary*

Goal 4: *Respectful use and care for the environment including our city, river, parks, and trails.*

The learning garden will provide outdoor education opportunities for Willamette Primary students and an outdoor area for various school activities. This can include education regarding the environment and how to respect and care for it. The garden can act as a pleasant, stimulating, and nurturing space in which to learn about other subjects as well, on days when the weather allows for classes to be held outside.

West Linn Comprehensive Plan:



Goal 6-4-1: *Maintain and promote a quiet and healthful environment for the citizens of West Linn.*

Policy 6-4-2: *Require development proposals that are expected to generate noise to incorporate landscaping and other techniques to reduce noise impacts to levels compatible with surrounding land uses.*

The learning garden will not likely generate noise at greater level than the noise of other nearby outdoor play areas. It will mainly consist of garden and path areas as well as some seating areas, rather than hardscaped areas that ricochet noise into the neighborhood. Landscaping will help mitigate the effects of noise from the garden on the residential area.

Policy 11-0-5: *Where appropriate, monitor, coordinate with, and regulate the activities of the following as they affect existing and future residents and businesses.*

d. Schools

Policy 11-0-10: *Assure all visible public facilities are constructed with attractive design and materials where appropriate.*

Policy 11-0-12: *Whenever feasible, utilize environmentally sensitive materials and construction techniques in public facilities and improvements.*

Policy 11-3-8: *Encourage use of permeable surfaces in developments.*

Goal 11-7-1: *Coordinate with the West Linn-Wilsonville School District and Clackamas County to provide school services and related recreational facilities for West Linn residents.*

The District's application, and the staff report and recommended conditions of approval reflect the coordination between the City and the School District in implementing the garden and reflect appropriate regulation of the use by the City. The garden's layout and proposed materials constitute a public facility constructed with attractive design and materials. As an outdoor learning area constructed of arbors, paths, and planters instead of hardscapes, this use constitutes a public facility utilizing environmentally sensitive materials and permeable surfaces.

Policy 11-7-4: *School design, use, and parking will be responsive to and compatible with surrounding neighborhoods and existing land uses.*

A landscaped learning garden with noise-absorbing materials is an appropriate and attractive outdoor use for the south end of the site that is compatible with existing surrounding residences.

The learning garden proposal is compatible with the goals and policies of the Comprehensive Plan and the *Vision Statement and Action Plan for the Willamette Neighborhood of West Linn*. The criterion is met.

B. An approved conditional use or enlargement or alteration of an existing conditional use shall be subject to the development review provisions set forth in Chapter 55.

FINDING NO. 12:

The applicant has applied for the required Class I Design Review approval. Compliance with the Class I Design Review criteria of Section 55.090 is required. See findings 15-37 below.



C. *The Planning Commission may impose conditions on its approval of a conditional use which it finds are necessary to assure the use is compatible with other uses in the vicinity. These conditions may include, but are not limited to, the following:*

1. *Limiting the hours, days, place, and manner of operation.*

FINDING NO. 13:

The proposed learning garden is only outdoor area where “operation” of classes or other activities may take place at a greater level than before. Condition of Approval 2 is proposed to limit noise-producing activities there to regular school hours.

2. *Requiring design features which minimize environmental impacts such as noise, vibration, air pollution, glare, odor, and dust.*
3. *Requiring additional setback areas, lot area, or lot depth, or width.*
4. *Limiting the building height, size or lot coverage, or location on the site.*
5. *Designating the size, number, location and design of vehicle access points.*
6. *Requiring street right of way to be dedicated and the street to be improved including all steps necessary to address future street improvements identified in the adopted Transportation System Plan.*
7. *Requiring participation in making the intersection improvement or improvements identified in the Transportation System Plan when a traffic analysis (compiled as an element of a condition use application for the property) indicates the application should contribute toward.*
8. *Requiring landscaping, screening, drainage, and surfacing of parking and loading areas.*
9. *Limiting the number, size, location, height, and lighting of signs.*
10. *Limiting or setting standards for the location and intensity of outdoor lighting.*
11. *Requiring berming, screening, or landscaping and the establishment of standards for their installation and maintenance.*
12. *Requiring and designating the size, height, location, and materials for fences.*
13. *Requiring the protection and preservation of existing trees, soils, vegetation, watercourses, habitat areas, and drainage areas.*

FINDING NO. 14:

New fencing is proposed south of the learning garden and greenhouse area, and west of the greenhouse along the small gravel parking area (see Page 65 of Exhibit PC-4, Detailed Site Plan, Sheet L101). Staff recommends Condition of Approval 3, which requires planting arborvitae to screen this fencing from the street and nearby residential uses in case the fence material used is incompatible with the site’s surroundings or makes views of this area less attractive. Specifically, the proposed condition calls the planting of arborvitae along all of the new fence west of the tree labeled on the site plan L101 as “22 inch maple”(which marks the east end of the new fencing). The east end of the fencing also will be screened by the maple and other trees to the east. Staff does not see the need for other additional conditions relating to items listed above in Section (C), but the Planning Commission can add others if it finds this necessary to make the use compatible with the neighborhood.



CHAPTER 55, DESIGN REVIEW

55.090 APPROVAL STANDARDS – CLASS I DESIGN REVIEW

The approval authority shall make findings with respect to the following criteria when approving, approving with conditions, or denying a Class I design review application.

A. The provisions of the following sections shall be met:

- 1. CDC 55.100(B)(1) through (4), Relationship to the natural and physical environment, shall apply except in those cases where the proposed development site is substantially developed and built out with no remaining natural physical features that would be impacted.*
- 2. CDC 55.100(B) (5) and (6), architecture, et al., shall only apply in those cases that involve exterior architectural construction, remodeling, or changes.*
- 3. Pursuant to CDC 55.085, the Director may require additional information and responses to additional sections of the approval criteria of this section depending upon the type of application.*

FINDING NO. 15:

The applicant's findings related to subsections 55.100(B) (1-6) can be found on pages 55-56 of Exhibit PC-4. Staff findings related to these are findings 22-30 below.

Responses to several other criteria of Section 55.100 are required due to their relevance to the proposed changes. The applicant's findings related to these can be found on pages 54-57 of Exhibit PC-4. Staff findings related to these criteria are findings 18-21 and 31-37 below.

B. An application may be approved only if adequate public facilities will be available to provide service to the property at the time of occupancy.

FINDING NO. 16:

All public facilities are adequate to provide service to the property.. The proposed changes will not increase the amount of traffic, staff, or students. The net proposed amount of new impervious surfaces will not be enough to trigger further storm water treatment and detention. The criterion is met.

C. The Planning Director shall determine the applicability of the approval criteria in subsection A of this section.

FINDING NO. 17:

Because there are architectural changes and because there is development proposed in landscaped, non-developed areas of the site, all of the approval criteria listed in subsection A is relevant. See Finding No. 15 above for where to find staff and applicant findings related to these criteria.



55.100 APPROVAL STANDARDS – CLASS II DESIGN REVIEW

The approval authority shall make findings with respect to the following criteria when approving, approving with conditions, or denying a Class II design review application.

A. *The provisions of the following chapters shall be met:*

5. *Chapter 42 CDC, Clear Vision Areas. Excerpt of Chapter 42:*

42.030 EXCEPTIONS

The following described area in Willamette shall be exempt from the provisions of this chapter. The parcels of land zoned General Commercial which abut Willamette Falls Drive, located between 10th and 16th Streets. Beginning at the intersection of Willamette Falls Drive and 11th Street on 7th Avenue to 16th Street; on 16th Street to 9th Avenue; on 9th Avenue to 14th Street to the Tualatin River; following the Tualatin River and Willamette River to 12th Street; on 12th Street to 4th Avenue; on 4th Avenue to 11th Street; on 11th Street to Willamette Falls Drive. This described area does not include the northerly side of Willamette Falls Drive.

FINDING NO. 18:

Per Section 42.030 the site is in the area of Willamette where the provisions of Chapter 42 do not apply, as it is north of 4th Avenue and west of 11th Street.

6. *Chapter 44 CDC, Fences. Excerpts of Chapter 44:*

44.020 SIGHT-OBSCURING FENCE; SETBACK AND HEIGHT LIMITATIONS

A. A sight- or non-sight-obscuring fence may be located on the property line or in a yard setback area subject to the following:

1. The fence is located within: a. A required front yard area, and it does not exceed three feet, except pillars and driveway entry features subject to the requirements of Chapter 42 CDC, Clear Vision Areas, and approval by the Planning Director;

44.030 SCREENING OF OUTDOOR STORAGE

A. All service, repair, and storage activities carried on in connection with any commercial, business or industrial activity and not conducted within an enclosed building shall be screened from view of all adjacent properties and adjacent streets by a sight-obscuring fence.

B. The sight-obscuring fence shall be in accordance with provisions of Chapter 42 CDC, Clear Vision Areas, and shall be subject to the provisions of Chapter 55 CDC, Design Review.



FINDING NO. 19:

The only new proposed fencing is a) at the corner of the greenhouse where the small fenced storage area is proposed, and b) along the south and west edges of the greenhouse area along the property line and driveway edge, respectively. The fencing satisfies the provisions of Chapter 44 as it is proposed to be a maximum of 6 feet high. The clear vision areas of Chapter 42 do not apply to this site due to its location in this area of Willamette; see Finding No.18 above:

The proposed masonry wall and nearby wall/gate enclosure proposed to screen facilities at the front of the site, are over 6 feet tall. However, this height is not prohibited by Chapter 44 as gates and walls over 6 feet tall are only prohibited in a "required front yard area" per Subsection 44.020(A) (1) (a); as a Conditional Use the site has no required setbacks in Chapter 11 as these are determined discretionarily by the Planning Commission (see sections 11.070 and 11.080 which do not provide for required Conditional Use setbacks in this zone). Therefore the screening wall complies with the CDC in that there is no required front structural setback, in that it will improve the appearance of the Conditional Use on site, and in that it screens a storage area as required by Section 44.030(A). The criterion is met.



Trash/recycling area as it exists now. Cement area will contain trash compactor; gates will face street. To the left, in the background, the applicant proposes the masonry wall to screen the recycling containers and generator.

7. Chapter 46 CDC, Off-Street Parking, Loading and Reservoir Areas. Excerpt of Chapter 46:

46.150(D) Bicycle facilities and parking.



1. Provisions shall be made for pedestrian and bicycle ways if such facilities are shown on an adopted plan.
2. Bicycle parking facilities shall either be lockable enclosures in which the bicycle is stored, or secure stationary racks which accommodate bicyclist's locks securing the frame and both wheels. The bicycle parking shall be no more than 50 feet from the entrance to the building, well-lit, observable, and properly signed.
3. Bicycle parking must be provided in the following amounts:

LAND USE CATEGORY	MINIMUM REQUIRED BICYCLE PARKING SPACES	MINIMUM COVERED AMOUNT
<i>Institutional</i>		
<i>Schools - Elementary</i>	<i>2 spaces per classroom</i>	<i>50%</i>

FINDING NO. 20:

As an elementary or primary school with 20 classrooms, the school is required to have a minimum of 40 bicycle parking spaces, 20 of which are covered. There are 10 spaces on site, and none of them covered. These 10 spaces are on 5 bicycle racks at the rear of the school near a wall. They will be moved slightly closer to the wall (within 50 feet) in order to provide more space on the adjacent pedestrian walkway and be slightly closer to the doors. Overall, the bicycle parking situation is non-conforming, and the proposal will not worsen the non-conformity. In terms of distance to doors, the existing location is conforming and the moving of the spaces will put it even closer to the doors.

10. Chapter 54 CDC, Landscaping.

FINDING NO. 21:

The proposed landscaping is in keeping with Chapter 54. The project will result in more trees and landscaping in the south area of the site. A very small area of landscaping will be lost due to the construction of the masonry wall screening the generator and recycling area. However, over 20% of the site consists of landscaping and will continue to do so, meeting the minimum for non-residential sites provided by Subsection 54.020(E) (2).

B. Relationship to the natural and physical environment.

1. The buildings and other site elements shall be designed and located so that all heritage trees, as defined in the municipal code, shall be saved. Diseased heritage trees, as determined by the City Arborist, may be removed at his/her direction.



FINDING NO. 22:

There are no heritage trees on the site.

2. All heritage trees, as defined in the municipal code, all trees and clusters of trees ("cluster" is defined as three or more trees with overlapping driplines; however, native oaks need not have an overlapping dripline) that are considered significant by the City Arborist, either individually or in consultation with certified arborists or similarly qualified professionals, based on accepted arboricultural standards including consideration of their size, type, location, health, long term survivability, and/or numbers, shall be protected pursuant to the criteria of subsections (B)(2)(a) through (f) of this section. In cases where there is a difference of opinion on the significance of a tree or tree cluster, the City Arborist's findings shall prevail. It is important to acknowledge that all trees are not significant and, further, that this code section will not necessarily protect all trees deemed significant.

a. Non-residential and residential projects on Type I and II lands shall protect all heritage trees and all significant trees and tree clusters by either the dedication of these areas or establishing tree conservation easements. Development of Type I and II lands shall require the careful layout of streets, driveways, building pads, lots, and utilities to avoid heritage trees and significant trees and tree clusters, and other natural resources pursuant to this code. The method for delineating the protected trees or tree clusters ("dripline + 10 feet") is explained in subsection (B)(2)(b) of this section. Exemptions of subsections (B)(2)(c), (e), and (f) of this section shall apply.

b. Non-residential and residential projects on non-Type I and II lands shall set aside up to 20 percent of the area to protect trees and tree clusters that are determined to be significant, plus any heritage trees. Therefore, in the event that the City Arborist determines that a significant tree cluster exists at a development site, then up to 20 percent of the non-Type I and II lands shall be devoted to the protection of those trees, either by dedication or easement. The exact percentage is determined by establishing the driplines of the trees or tree clusters that are to be protected. In order to protect the roots which typically extend further, an additional 10-foot measurement beyond the dripline shall be added. The square footage of the area inside this "dripline plus 10 feet" measurement shall be the basis for calculating the percentage (see figure below). The City Arborist will identify which tree(s) are to be protected. Development of non-Type I and II lands shall also require the careful layout of streets, driveways, building pads, lots, and utilities to avoid significant trees, tree clusters, heritage trees, and other natural resources pursuant to this code. Exemptions of subsections (B)(2)(c), (e), and (f) of this section shall apply. Please note that in the event that more than 20 percent of the non-Type I and II lands comprise significant trees or tree clusters, the developer shall not be required to save the excess trees, but is encouraged to do so.



FINDING NO. 23:

The applicant proposes to remove two trees and plant eight trees. See the Detailed Site Plan (Sheet L101) on Page 65 of Exhibit PC-4. The trees proposed for removal are not significant, per City Arborist Michael Perkins. See his comments on Page 39 of Exhibit PC-2. The criteria are met.

d. For both non-residential and residential development, the layout shall achieve at least 70 percent of maximum density for the developable net area. The developable net area excludes all Type I and II lands and up to 20 percent of the remainder of the site for the purpose of protection of stands or clusters of trees as defined in subsection (B)(2) of this section.

FINDING NO. 24:

This provision is not applicable.

3. The topography and natural drainage shall be preserved to the greatest degree possible.

FINDING NO. 25:

The existing grade and the amount of landscaped area will remain virtually unchanged. The topography and natural drainage are generally preserved by the proposed changes.

4. The structures shall not be located in areas subject to slumping and sliding. The Comprehensive Plan Background Report's Hazard Map, or updated material as available and as deemed acceptable by the Planning Director, shall be the basis for preliminary determination.

FINDING NO. 26:

The City of West Linn *Natural Hazards Mitigation Plan* is the most updated source for where areas subject to slumping and sliding are located. The proposed additions to the existing structure, the proposed arbor, and other development are not located in landslide hazard areas or potential landslide areas per the plan. The criterion is met.

5. There shall be adequate distance between on-site buildings and on-site and off-site buildings on adjoining properties to provide for adequate light and air circulation and for fire protection.

FINDING NO. 27:

There are no new buildings proposed. The proposed canopies on the east side of the building are not near other existing buildings. The criterion is met.

6. Architecture.

a. The predominant architecture of West Linn identified in the West Linn vision process was contemporary vernacular residential designs emphasizing natural materials: wood with brick and stone detail. Colors are subdued earth tones: greys, brown, off-whites, slate, and greens. Pitched roofs with overhanging eaves,



decks, and details like generous multi-light windows with oversized trim are common. Also in evidence are the 1890s Queen Anne style homes of the Willamette neighborhood. Neo-traditional homes of the newer subdivisions feature large front porches with detailed porch supports, dormers, bracketed overhanging eaves, and rear parking for cars. Many of these design elements have already been incorporated in commercial and office architecture.

b. The proposed structure(s) scale shall be compatible with the existing structure(s) on site and on adjoining sites. Contextual design is required. Contextual design means respecting and incorporating prominent architectural styles, building lines, roof forms, rhythm of windows, building scale and massing, materials and colors of surrounding buildings in the proposed structure.

c. While there has been discussion in Chapter 24 CDC about transition, it is appropriate that new buildings should architecturally transition in terms of bulk and mass to work with, or fit, adjacent existing buildings. This transition can be accomplished by selecting designs that "step down" or "step up" from small to big structures and vice versa (see figure below). Transitions may also take the form of carrying building patterns and lines (e.g., parapets, windows, etc.) from the existing building to the new one.

d. Contrasting architecture shall only be permitted when the design is manifestly superior to adjacent architecture in terms of creativity, design, and workmanship, and/or it is adequately separated from other buildings by distance, screening, grade variations, or is part of a development site that is large enough to set its own style of architecture.

FINDING NO. 28:

The mid-century, flat-roofed brick school building is different than most of the surrounding architecture, which is mainly residential in style with Victorian-era and Craftsman-era wood frame designs.

The new structures will be the proposed arbor in the proposed learning garden and the masonry walls and gate containing the trash, generator, and recycling areas. The masonry walls will match the existing brick. The proposed gate will have artistic silhouette images of schoolchildren. The sizes of these structures will not be large, so they will be compatible with the area in this regard. While the masonry walls are designed to have a flat top, this is the case for the silhouette of much of the main building also. The proposed masonry walls will not contrast with the building architecture, and the changes to the existing building exterior walls and windows will not be starkly different than the existing walls and windows of the building. The tallest point of any of the walls on the trash compactor enclosure will be approximately 8.75 feet. The tallest end of the masonry wall screening the recycling/generator area will be approximately 6.4 feet. These walls are new structures for which there is no required setback for a Conditional Use in the R-10 zone, and staff finds that at this location at the front of the site they will improve the look of the site by screening these utility and storage areas. The new doorway canopy will not change in size enough to



affect bulk or transition on the east side of the building. Transition and bulk will largely not be affected by the proposed changes.

The criteria above relating to the site's compatibility with surrounding architecture are met as much as possible, considering existing on-site conditions. The criteria relating to proposed modifications' compatibility with the existing building are met.

e. Human scale is a term that seeks to accommodate the users of the building and the notion that buildings should be designed around the human scale (i.e., their size and the average range of their perception). Human scale shall be accommodated in all designs by, for example, multi-light windows that are broken up into numerous panes, intimately scaled entryways, and visual breaks (exaggerated eaves, indentations, ledges, parapets, awnings, engaged columns, etc.) in the facades of buildings, both vertically and horizontally.

The human scale is enhanced by bringing the building and its main entrance up to the edge of the sidewalk. It creates a more dramatic and interesting streetscape and improves the "height and width" ratio referenced in this section.

g. Variations in depth and roof line are encouraged for all elevations. To vary the otherwise blank wall of most rear elevations, continuous flat elevations of over 100 feet in length should be avoided by indents or variations in the wall. The use of decorative brick, masonry, or stone insets and/or designs is encouraged. Another way to vary or soften this elevation is through terrain variations such as an undulating grass area with trees to provide vertical relief.

h. Consideration of the micro-climate (e.g., sensitivity to wind, sun angles, shade, etc.) shall be made for building users, pedestrians, and transit users, including features like awnings.

FINDING NO. 29:

Windows will remain multi-pane. New guard rails will provide further visual interest, as will the artistic silhouettes of schoolchildren on the trash compactor enclosure gate. The new canopy will shade people going in and out of the building and protect them from the rain. The criteria are met.

i. The vision statement identified a strong commitment to developing safe and attractive pedestrian environments with broad sidewalks, canopied with trees and awnings.

j. Sidewalk cafes, kiosks, vendors, and street furniture are encouraged. However, at least a four-foot-wide pedestrian accessway must be maintained per Chapter 53 CDC, Sidewalk Use.



FINDING NO. 30:

While nothing is proposed in the public right-of-way, the design of the learning garden contributes to the varied, human-scaled, visually interesting atmosphere that the above criteria strive to implement in West Linn.

C. Compatibility between adjoining uses, buffering, and screening.

1. In addition to the compatibility requirements contained in Chapter 24 CDC, buffering shall be provided between different types of land uses; for example, buffering between single-family homes and apartment blocks. However, no buffering is required between single-family homes and duplexes or single-family attached units. The following factors shall be considered in determining the adequacy of the type and extent of the buffer:

- a. The purpose of the buffer, for example to decrease noise levels, absorb air pollution, filter dust, or to provide a visual barrier.*
- b. The size of the buffer required to achieve the purpose in terms of width and height.*
- c. The direction(s) from which buffering is needed.*
- d. The required density of the buffering.*
- e. Whether the viewer is stationary or mobile.*

FINDING NO. 31:

Besides the walls and gate proposed in the front trash, recycling, and generator areas (see Finding No. 32 below), the proposed learning garden area is the only area near the perimeter of the site where activity is proposed. This is an area where class and other activities may take place, but it is not expected to produce higher noise levels than existing outdoor play areas unless it involves amplified sound. Consequently, proposed Condition of Approval 3 would limit use of amplified sound to regular school hours. The noise from the proposed emergency backup generator is exempt from City noise regulations and related CDC requirements; see Finding 33 below for details. The trash compactor will not exceed City noise standards (see Page 56 of Exhibit PC-4 in the applicant's submittal). Visually, the landscaping and development proposed within the garden does not degrade the look of the site or make it less visually compatible with surrounding residences. The proposed fencing next to the greenhouse will be on the north side of the greenhouse within an already-fenced area of the site. Fencing is proposed also, however, along the south side of the garden and greenhouse areas, and west of the greenhouse. Staff recommends Condition of Approval 3, which would require planting arborvitae to screen the fence from 4th Avenue and nearby residences to ensure compatibility. See further detail above in Finding 14.

2. On-site screening from view from adjoining properties of such things as service areas, storage areas, and parking lots shall be provided and the following factors will be considered in determining the adequacy of the type and extent of the screening:

- a. What needs to be screened?*
- b. The direction from which it is needed.*
- c. How dense the screen needs to be.*
- d. Whether the viewer is stationary or mobile.*



- e. *Whether the screening needs to be year-round.*

FINDING NO. 32:

No changes are proposed to parking areas. The storage area north of the greenhouse is across the greenhouse building from the right-of-way. It is proposed to be screened with fencing as well.

The only other service or storage area proposed for modification is the trash/recycling area. Here, the applicant proposes masonry walls and a steel gate around the proposed trash compactor, and a masonry wall in front of the existing facilities and proposed generator. This will better screen this service area from surrounding residences and from the public right-of-way. The criterion is met.

D. *Privacy and noise.*

3. *Structures or on-site activity areas which generate noise, lights, or glare shall be buffered from adjoining residential uses in accordance with the standards in subsection C of this section where applicable.*

4. *Businesses or activities that can reasonably be expected to generate noise in excess of the noise standards contained in West Linn Municipal Code Section 5.487 shall undertake and submit appropriate noise studies and mitigate as necessary to comply with the code. (See CDC 55.110(B)(11) and 55.120(M).)*

FINDING NO. 33:

While no further physical buffering is needed, staff proposes Condition of Approval 2 to ensure that amplified sound will not be used in the proposed learning garden except during regular school hours. As an emergency backup generator, potential noise from the generator would only occur during power outages and is therefore exempt under Municipal Code Subsection 5.487(3) exempting emergency equipment from the noise regulations in the remainder of Section 5.487. The trash compactor will not exceed City noise standards per the applicant (see pages 56 and 59 of Exhibit PC-4 in the applicant's submittal). In lieu of having more specific information regarding the decibel level that would be audible at the nearest residential property line, should complaints arise, staff reserves the right to require a report from the applicant that determines whether City standards (which are DEQ standards per Section 55.110[B][11]) are being met.

G. *Demarcation of public, semi-public, and private spaces.* *The structures and site improvements shall be designed so that public areas such as streets or public gathering places, semi-public areas, and private outdoor areas are clearly defined in order to establish persons having a right to be in the space, to provide for crime prevention, and to establish maintenance responsibility. These areas may be defined by:*

1. *A deck, patio, fence, low wall, hedge, or draping vine;*
2. *A trellis or arbor;*



3. *A change in level;*
4. *A change in the texture of the path material;*
5. *Sign; or*
6. *Landscaping.*

Use of gates to demarcate the boundary between a public street and a private access driveway is prohibited.

FINDING NO. 34:

The learning garden will be delineated by its landscaping from other parts of the site. An arbor also delineates its northern entrance, towards the building's rear entrances. The existing fence separating the site from 4th Avenue will remain. New fencing is proposed to extend west from the existing fencing, turning north along the boundary between the garden and the small gravel parking area. As previously mentioned, staff proposes Condition of Approval 3 to screen new fencing with arborvitae. The proposal to install masonry walls and a steel gate around the new trash compactor, and the proposal to install a wall in front of the recycling area and proposed generator, will result in better delineation of these service/storage areas.

I. Public facilities. An application may only be approved if adequate public facilities will be available to provide service to the property prior to occupancy.

4. *Solid waste and recycling storage areas. Appropriately sized and located solid waste and recycling storage areas shall be provided. Metro standards shall be used.*

FINDING NO. 35:

The recycling storage area will continue to be at the same location, but will be screened by a masonry wall. The proposed trash compactor will be enclosed by masonry walls and a steel gate. Use of the compactor will make it so trash collection trucks do not have to visit the site as often. The criterion is met.

J. Crime prevention and safety/defensible space.

3. *Mailboxes, recycling, and solid waste facilities shall be located in lighted areas having vehicular or pedestrian traffic.*

FINDING NO. 36:

The solid waste facilities will continue to be located at the front of the building near 12th Street, which has a sidewalk and street lights. The criterion is met.

K. Provisions for persons with disabilities.



1. The needs of a person with a disability shall be provided for. Accessible routes shall be provided between all buildings and accessible site facilities. The accessible route shall be the most practical direct route between accessible building entries, accessible site facilities, and the accessible entry to the site. An accessible route shall connect to the public right-of-way and to at least one on-site or adjacent transit stop (if the area is served by transit). All facilities shall conform to, or exceed, the Americans with Disabilities Act (ADA) standards, including those included in the Uniform Building Code.

FINDING NO. 37:

ADA access will be improved by adding the ramp, canopy, and path. These make the connection between the outdoor play area and an existing rear entrance ADA accessible, which is currently not accessible. The criterion is met.



EXHIBITS PC-1 THROUGH PC-3

**AFFIDAVIT AND NOTICE MAILING
PACKET; FURTHER CLARIFYING
COMMUNICATIONS WITH THE APPLICANT,
AND; COMPLETENESS LETTER**

FILE NO.: CUP-12-03/DR-12-07

REQUEST: **CONDITIONAL USE AND CLASS I DESIGN REVIEW
APPROVAL FOR VARIOUS EXTERIOR MODIFICATIONS
AND VARIOUS BUILDING MODIFICATIONS AT
WILLAMETTE PRIMARY SCHOOL AT 1403 12TH STREET**



AFFIDAVIT OF NOTICE

We, the undersigned do hereby certify that, in the interest of the party (parties) initiating a proposed land use, the following took place on the dates indicated below:

GENERAL

File No. CUP-12-03/DR-12-07 Applicant's Name WLWV School Dist / Tim Woodley - Reno Douglas
Development Name Willamette Primary School
Scheduled Meeting / Decision Date 4/4/12

NOTICE: Notices were sent at least 20 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

TYPE A

- A. The applicant (date) 3-14-12 (signed) S. Shroyer
- B. Affected property owners (date) 3-14-12 (signed) S. Shroyer
- C. School District/Board (date) 3-14-12 (signed) S. Shroyer
- D. Other affected gov't. agencies (date) _____ (signed) _____
- E. Affected neighborhood assns. (date) 3-14-12 (all) (signed) S. Shroyer
- F. All parties to an appeal or review (date) _____ (signed) _____

At least 10 days prior to the scheduled hearing or meeting, notice was published/posted:

Tidings (published date) 3/22/12 (signed) _____
City's website (posted date) 3-14-12 (signed) S. Shroyer

SIGN

At least 10 days prior to the scheduled hearing, meeting or decision date, a sign was posted on the property per Section 99.080 of the Community Development Code.

(date) 3-15-12 (signed) [Signature]

NOTICE: Notices were sent at least 14 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

TYPE B _____

- A. The applicant (date) _____ (signed) _____
- B. Affected property owners (date) _____ (signed) _____
- C. School District/Board (date) _____ (signed) _____
- D. Other affected gov't. agencies (date) _____ (signed) _____
- E. Affected neighborhood assns. (date) _____ (signed) _____

Notice was posted on the City's website at least 10 days prior to the scheduled hearing or meeting.

Date: _____ (signed) _____

STAFF REPORT mailed to applicant, City Council/Planning Commission and any other applicable parties 10 days prior to the scheduled hearing.

(date) _____ (signed) _____

FINAL DECISION notice mailed to applicant, all other parties with standing, and, if zone change, the County surveyor's office.

(date) _____ (signed) _____

**CITY OF WEST LINN
PLANNING COMMISSION
PUBLIC HEARING NOTICE
FILE NO. CUP-12-03/DR-12-07**

The West Linn Planning Commission is scheduled to hold a public hearing, on Wednesday April 4, 2012, **starting at 7:30 p.m.** in the Council Chambers of City Hall, 22500 Salamo Road, West Linn, to consider a request for a Conditional Use and Class I Design Review for building and site modifications at Willamette Primary School.

The West Linn-Wilsonville School District requests Conditional Use and Class I Design Review approval for an outdoor "learning garden", and Class I Design Review approval for several exterior changes to the school building and site. As the only proposed change that changes the site plan in terms of landscaping and arrangement of activities, the learning garden is the only proposed change requiring Conditional Use approval. This and other proposed changes that require Design Review approval include a) screening/enclosing the trash and recycling area and nearby proposed generator; b) adding ADA access between the building and an outdoor play area, including new doors, and a roof canopy; c) new and different windows at three locations; d) replacing an existing doorway canopy with one that is visually different; e) moving existing bicycle rack spaces, and; f) new fencing near the greenhouse.

Conditional Use criteria are found in Chapter 60 of the CDC. Criteria for Design Review are found in Chapter 55. Approval or disapproval of the request by the Planning Commission will be based upon these criteria and these criteria only. At the hearing, it is important that comments relate specifically to the applicable criteria listed.

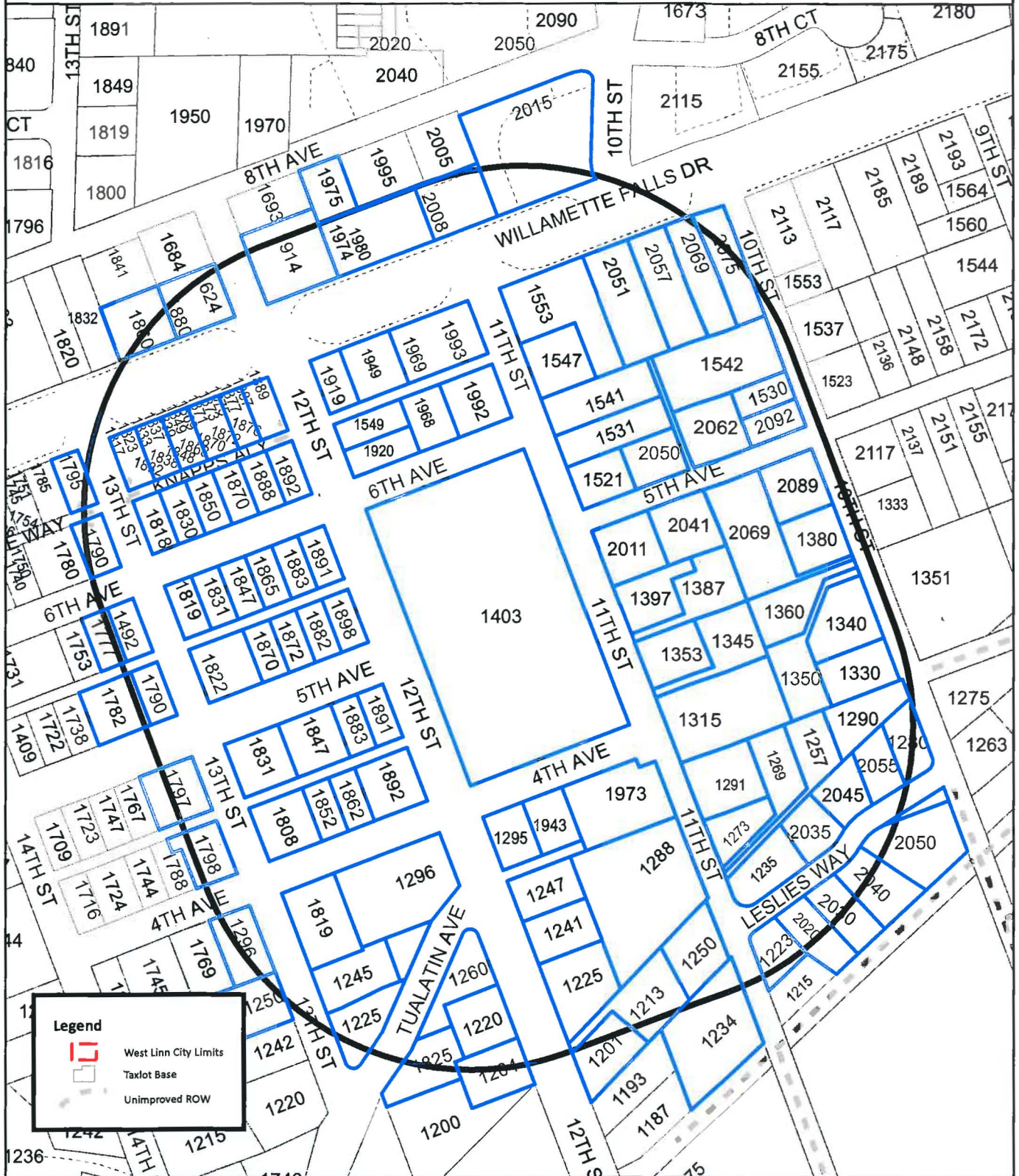
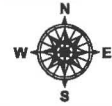
You have been notified of this proposal because County records indicate that you own property within 500 feet of the proposed site 1403 12th Street. (Tax Lot 6300 of Clackamas County Assessor's Map 3-1E-02BA) and/or as required by Chapter 99 of the West Linn Community Development Code. See the attached 500-foot radius map.

The complete application in the above noted file is available for inspection at no cost at City Hall or via the web site at <http://westlinnoregon.gov/planning/1403-12th-st-conditional-use-and-class-1-design-review-exterior-modifications-willamette-pr>, or copies can be obtained for a minimal charge per page. At least ten days prior to the hearing, a copy of the staff report will be available for inspection. For further information, please contact Tom Soppe, Associate Planner, at City Hall, 22500 Salamo Road, West Linn, OR 97068, tsoppe@westlinnoregon.gov, or 503-742-8660.

The hearing will be conducted in accordance with the rules of Section 99.170 of the Community Development Code, adopted December 14, 1987, Ordinance 1129. Anyone wishing to present written testimony on this proposed action may do so in writing prior to, or at the public hearing. Oral testimony may be presented at the public hearing. At the public hearing, the Planning Commission will receive a staff presentation, and invite both oral and written testimony. The Planning Commission may continue the public hearing to another meeting to obtain additional information, or close the public hearing and take action on the application. If a person submits evidence in support of the application, any party is entitled to request a continuance of the hearing. If there is no continuance granted at the hearing, any participant in the hearing may request that the record remain open for at least seven days after the hearing. Failure to raise an issue in person or by letter at some point prior to the close of the hearing, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes an appeal to the Land Use Board of Appeals (LUBA) based on that issue.

SHAUNA SHROYER
Planning Administrative Assistant

1403 12th St. 500' Buffer



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Taxlot Base Source: Clackamas County GIS

NOT TO SCALE



SNAPNOTIFY.MXD / AHA APP 3-24-2011

User Name:
Map Creation Date: Mar 05, 2012

MAILE LAURA L
2089 5TH AVE
WEST LINN, OR 97068

PHILPOTT MATTHEW P
1380 10TH ST
WEST LINN, OR 97068

HILLIS DAVID R & RITA A
2069 5TH AVE
WEST LINN, OR 97068

CONLEY LINDA S
2041 5TH AVE
WEST LINN, OR 97068

NOLIN KATHLEEN E
323 NE 9TH AVE
CANBY, OR 97013

WACEK PAUL D & MONICA M
1397 11TH ST
WEST LINN, OR 97068

MCENTEE STEVE T & LAURA A BROWN
1387 11TH ST
WEST LINN, OR 97068

SCOTT ROSS C & CANDACE A
1353 11TH ST
WEST LINN, OR 97068

LEHMAN ROSS
1360 10TH ST
WEST LINN, OR 97068

GROVES MARGARET N
10110 SE CLATSOP ST
PORTLAND, OR 97266

OTTERLEI HAROLD & KIMBERLY K
1340 10TH ST
WEST LINN, OR 97068

BITTKE BRIAN E & CATHERINE R
1330 10TH ST
WEST LINN, OR 97068

RUDAWITZ DAVID A & LINDA J
887 6TH ST
LAKE OSWEGO, OR 97034

HASTINGS EDWARD C TRUSTEE
1315 11TH ST
WEST LINN, OR 97068

UMBER ROBERT JR
1290 10TH ST
WEST LINN, OR 97068

KNIGHT SHANNEN R
1291 11TH ST
WEST LINN, OR 97068

WEBER MICHAEL G & BRADY A
1273 11TH ST
WEST LINN, OR 97068

BULLARD GREGORY W
1269 11TH ST
WEST LINN, OR 97068

MCKENNA RYAN & EMILY G
1257 11TH ST
WEST LINN, OR 97068

RUSSELL JANICE A
1235 11TH ST
WEST LINN, OR 97068

CONNOLLY DIANE L & JERRY
2020 LESLIES WAY
WEST LINN, OR 97068

HANDRIS HOLDINGS LLC
1980 WILLAMETTE FALLS DR #200
WEST LINN, OR 97068

SCHROEDER TIM A & MARIA
2040 LESLIES WAY
WEST LINN, OR 97068

SHERLAND CHRISTOPHER P & LISA L
2050 LESLIES WAY
WEST LINN, OR 97068

JONES TODD M
1223 11TH ST
WEST LINN, OR 97068

BURNHAM JAN
2035 LESLIES WAY
WEST LINN, OR 97068

DARROW AMY J
2045 LESLIES WAY
WEST LINN, OR 97068

CRAWFORD THOMAS & KIM S
2055 LESLIES WAY
WEST LINN, OR 97068

HINES SIBONEY M & DEREK JAMES
1280 10TH ST
WEST LINN, OR 97068

DAMON ROBERT A & LINDA L
1825 TUALATIN AVE
WEST LINN, OR 97068

B & F PROPERTIES II LLC
2014 WILLAMETTE FALLS DR
WEST LINN, OR 97068

PAKULA JENNY & SCOT GELFAND
2500 CRESTVIEW DR
WEST LINN, OR 97068

WILLAMETTE FALLS HOLDINGS LLC
1980 WILLAMETTE FALLS DR #200
WEST LINN, OR 97068

SAPP WILLIAM C & KARI L
1201 12TH ST
WEST LINN, OR 97068

HANDRIS EDWARD & TERESA M
2008 WILLAMETTE FALLS DR #B
WEST LINN, OR 97068

TUALATIN VALLEY FIRE & RESCUE
11945 SW 70TH AVE
TIGARD, OR 97223

NOLIN GWYNED ARLENE
1204 12TH ST
WEST LINN, OR 97068

WILLAMETTE CAPITAL INVESTMENTS
LLC
24979 SW QUARRYVIEW DR
WILSONVILLE, OR 97070

POPE BARBARA L
1790 6TH AVE
WEST LINN, OR 97068

TEKANDER STEVE
31650 SW WILLOW ISLAND LN
WEST LINN, OR 97068

SCHAEFER DONALD M & MILYNN P
1877 WILLAMETTE FALLS DR
WEST LINN, OR 97068

KIM BYONG
10354 HALFHITCH DR
ANCHORAGE, AK 99515

TRO LLC, AFFINITY GROUP
1868 KNAPPS ALLEY #208
WEST LINN, OR 97068

HANDRIS MARK
2008 WILLAMETTE FALLS DR #B
WEST LINN, OR 97068

PETERSEN ADAM A
1818 6TH AVE
WEST LINN, OR 97068

LORIAUX D LYNN & TERESA CHOATE
1830 6TH AVE
WEST LINN, OR 97068

SCHREIBER DANIEL & NICOLE M
1870 6TH AVE
WEST LINN, OR 97068

MCFADDEN THOMAS A & SHARON L
1850 6TH AVE
WEST LINN, OR 97068

STELL INVESTMENTS LLC
1085 WILLAMETTE FALL DR
WEST LINN, OR 97068

MEURER STEPHAN
1892 6TH AVE
WEST LINN, OR 97068

WEISS REBECCA J & SEAN G
1213 12TH ST
WEST LINN, OR 97068

BECKER KIRK & CLAIRE
25120 SW PETES MOUNTAIN RD
WEST LINN, OR 97068

WILLAMETTE FALLS ENTRPS LLC
1919 WILLAMETTE FALLS DR
WEST LINN, OR 97068

POTTER DONNA KAY & KENNETH C
22841 SW STAFFORD RD
TUALATIN, OR 97062

SECCHI ALBERT J JR & LAURA M
1920 6TH AVE
WEST LINN, OR 97068

SLIGER HAROLD M & DOT-AM
1968 6TH AVE
WEST LINN, OR 97068

SLOMA PAUL L & ETHEL V
1992 6TH ST
WEST LINN, OR 97068

FEKE JETHRO & DIANA
1250 11TH ST
WEST LINN, OR 97068

OBRIEN PETER X
1547 11TH ST
WEST LINN, OR 97068

TONKS FAMILY TRUST
13351 E DESERT VISTA RD
SCOTTSDALE, AZ 85255

BLANC-GONNET MARIA LUISA
2057 WILLAMETTE FALLS DR
WEST LINN, OR 97068

WALSH DONALD R & ELIZABETH E
2069 WILLAMETTE FALLS DR
WEST LINN, OR 97068

LAWRENCE DAVID J
1553 11TH ST
WEST LINN, OR 97068

BARNES NORMAN CHARLES & DONNA
EVELYN
1542 10TH ST
WEST LINN, OR 97068

JAMES BEN & MARKI
1530 10TH ST
WEST LINN, OR 97068

DRURY JAMES TRAVIS
2092 5TH AVE
WEST LINN, OR 97068

MARCUS PAUL H & KARIN
2062 5TH AVE
WEST LINN, OR 97068

LASKI VINCENT
2050 5TH AVE
WEST LINN, OR 97068

PETER JIMMY A & PAULA A
1521 11TH ST
WEST LINN, OR 97068

MATTHIES KENNETH E & MARGARET M
1531 11TH ST
WEST LINN, OR 97068

REIM PAUL E & YARROW N CURRIE
1541 11TH ST
WEST LINN, OR 97068

WEST LINN-WILS SCH DIST #3J
PO BOX 35
WEST LINN, OR 97068

BOARDMAN MITZI L
1891 6TH AVE
WEST LINN, OR 97068

BECKER DAVID C
1883 6TH AVE
WEST LINN, OR 97068

BROWN RONALD G CO-TRUSTEE
14204 S MUELLER RD
OREGON CITY, OR 97045

FORSETH DEANNA L
1865 6TH AVE
WEST LINN, OR 97068

FLOYD DANIEL T
1831 6TH AVE
WEST LINN, OR 97068

COKE ANTHONY J & KIMBERLY S
1819 6TH AVE
WEST LINN, OR 97068

SNYDER KENNETH L & S A M
MCMURRICH
1822 5TH AVE
WEST LINN, OR 97068

OFFER RUTH C
1870 5TH AVE
WEST LINN, OR 97068

WHITE PATRICK J & B J PERRY-WHITE
1872 5TH AVE
WEST LINN, OR 97068

VAIL HAROLD L JR
1980 WILLAMETTE FALLS DR STE 230
WEST LINN, OR 97068

BECKER STEFANIE W
1898 5TH AVE
WEST LINN, OR 97068

MERRITT JOSELLE
1492 13TH ST
WEST LINN, OR 97068

WITTMANN EDWARD J &
GWENDOLENE
6720 E GREEN LAKE WAY N #732
SEATTLE, WA 98103

BARRY JEFF
1782 5TH AVE
WEST LINN, OR 97068

SELVAGGIO MICHAEL
1790 5TH AVE
WEST LINN, OR 97068

PIROOZMANDI JILLA & DAVID ADDISON
PO BOX 2545
PAGO PAGO, AS 96799

SOPHER SONJA LEE
1883 5TH AVE
WEST LINN, OR 97068

AWALT CHARLES A
1847 5TH AVE
WEST LINN, OR 97068

OFFER JERRY D & RUTH C
1831 5TH AVE
WEST LINN, OR 97068

BRINEY MICHAEL J & MARY JILL
1808 4TH AVE
WEST LINN, OR 97068

SMOLENS ELIZABETH S
1852 4TH AVE
WEST LINN, OR 97068

MAYSELS CHERYL A TRUSTEE
1862 4TH AVE
WEST LINN, OR 97068

SWENSON ANN M
1892 4TH AVE
WEST LINN, OR 97068

ANDRIKOPOULOS DIANE KAY
1797 5TH AVE
WEST LINN, OR 97068

PERNISCO CLAUDIO A & ANGELA R
1798 4TH AVE
WEST LINN, OR 97068

BIANCHI ALFRED E
1250 13TH ST
WEST LINN, OR 97068

INMAN TROY & MIMI
1296 13TH ST
WEST LINN, OR 97068

HANES JAMES E & JUDITH D
1819 4TH AVE
WEST LINN, OR 97068

KLATT JOHN E & MARY J CARSON
1296 12TH ST
WEST LINN, OR 97068

LOTSPEICH JASON & SHELBY
1225 13TH ST
WEST LINN, OR 97068

FLEMING ANN E
1245 13TH ST
WEST LINN, OR 97068

FRANCIS JEFFREY D
PO BOX 644
GLADSTONE, OR 97027

JELGERHUIS BRIAN K
1295 12TH ST
WEST LINN, OR 97068

PANICHELLO JOHNNY S TRUSTEE
3000 STONEBRIDGE WAY
LAKE OSWEGO, OR 97034

PERLOT MARY ANN
1973 4TH AVE
WEST LINN, OR 97068

HUNT RICHARD L & GERTRUDE L
1288 11TH ST
WEST LINN, OR 97068

SAUCEDO SHELLEY L & ANTHONY
1247 12TH ST
WEST LINN, OR 97068

BERNERT JOSEPH A TRUSTEE
1241 12TH ST
WEST LINN, OR 97068

LEEDY TRACY & BENJAMIN
1225 12TH ST
WEST LINN, OR 97068

EBNER DARIUS WOLFGANG
1260 12TH ST
WEST LINN, OR 97068

BAKER JOHN M JR & NICOLE GEKOV
1220 12TH ST
WEST LINN, OR 97068

TIM WOODLEY/REMO DOUGLAS
2755 SW BORLAND RD
TUALATIN, OR 97062

KEITH LIDEN
PARSONS BRINCKERHOFF
400 SW 6TH AVE, STE 802
PORTLAND, OR 97204

TRAVIS BUTLER
DULL OLSON WEEKES ARCHITECTS
907 SW STARK ST
PORTLAND, OR 97204

WEST LINN CHAMBER OF
COMMERCE
1745 WILLAMETTE FALLS DR
WEST LINN OR 97068

STEVE GARNER
BHT NA PRESIDENT
3525 RIVERKNOLL WAY
WEST LINN OR 97068

SALLY MCLARTY
BOLTON NA PRESIDENT
19575 RIVER RD # 64
GLADSTONE OR 97027

ALEX KACHIRISKY
HIDDEN SPRINGS NA PRESIDENT
6469 PALOMINO WAY
WEST LINN OR 97068

JEF TREECE
MARYLHURST NA PRESIDENT
1880 HILLCREST DR
WEST LINN OR 97068

BILL RELYEA
PARKER CREST NA PRESIDENT
3016 SABO LN
WEST LINN OR 97068

THOMAS BOES
ROBINWOOD NA PRESIDENT
18717 UPPER MIDHILL DR
WEST LINN OR 97068

~~DEAN SUHR
ROSEMONT SUMMIT NA PRESIDENT
21345 MILES DR
WEST LINN OR 97068~~

DAVE RITTENHOUSE
SAVANNA OAKS NA PRESIDENT
2101 GREENE ST
WEST LINN OR 97068

KRISTIN CAMPBELL
SKYLINE RIDGE NA PRESIDENT
1391 SKYE PARKWAY
WEST LINN OR 97068

TROY BOWERS
SUNSET NA PRESIDENT
2790 LANCASTER ST
WEST LINN OR 97068

BETH SMOLENS
WILLAMETTE NA PRESIDENT
1852 4TH AVE
WEST LINN OR 97068

ALMA COSTON
BOLTON NA DESIGNEE
PO BOX 387
WEST LINN OR 97068

SUSAN VAN DE WATER
HIDDEN SPRINGS NA DESIGNEE
6433 PALOMINO WAY
WEST LINN OR 97068

KEVIN BRYCK
ROBINWOOD NA DESIGNEE
18840 NIXON AVE
WEST LINN OR 97068

DOREEN VOKES
SUNSET NA SEC/TREAS
4972 PROSPECT ST
WEST LINN OR 97068

CUP-12-03/DR-12-07 MAILING LABELS

MAILED
3-14-12 SB

Soppe, Tom

From: Travis Butler [travis.butler@dowa-ibigroup.com]
Sent: Monday, March 05, 2012 4:37 PM
To: Soppe, Tom; liden@pbworld.com
Subject: RE: Door canopy question on Willamette Sch.

Correct, but having said that we are raising the walking level under another canopy. This will require shortening existing columns but the actually roof above does not change, see 3/A3.01. The columns will actually match the existing columns where the walkway is currently raised.

From: Soppe, Tom [mailto:tsoppe@westlinnoregon.gov]
Sent: Monday, March 05, 2012 4:24 PM
To: Travis Butler; liden@pbworld.com
Subject: RE: Door canopy question on Willamette Sch.

Thanks... so to confirm, this is the only canopy on the building that is being changed?

Tom

CITY OF
West Linn

Tom Soppe
tsoppe@westlinnoregon.gov
Associate Planner
22500 Salamo Rd
West Linn, OR 97068
P: (503) 742-8660
F: (503) 656-4106
Web: westlinnoregon.gov



West Linn Sustainability Please consider the impact on the environment before printing a paper copy of this email.

Public Records Law Disclosure This e-mail is subject to the State Retention Schedule and may be made available to the public.

From: Travis Butler [mailto:travis.butler@dowa-ibigroup.com]
Sent: Monday, March 05, 2012 3:51 PM
To: Soppe, Tom; liden@pbworld.com
Subject: RE: Door canopy question on Willamette Sch.

Tom, we are enlarging an existing canopy at the exit that we are adding ADA egress to. We are also replacing the window and interior stairs at this location. Please see 7/A3.01 for the existing condition and 6 & 3 /A3.01 for the proposed change. The change is a deeper overhang that is supported by two columns. We are trying to provide better weather protection without a significant change in appearance to the building.

From: Soppe, Tom [mailto:tsoppe@westlinnoregon.gov]
Sent: Monday, March 05, 2012 2:52 PM
To: Travis Butler; liden@pbworld.com
Subject: Door canopy question on Willamette Sch.

Travis or Keith,

Soppe, Tom

From: Soppe, Tom
Sent: Monday, March 05, 2012 4:24 PM
To: 'Travis Butler'; liden@pbworld.com
Subject: RE: Door canopy question on Willamette Sch.

Thanks... so to confirm, this is the only canopy on the building that is being changed?

Tom

From: Travis Butler [<mailto:travis.butler@dowa-ibigroup.com>]
Sent: Monday, March 05, 2012 3:51 PM
To: Soppe, Tom; liden@pbworld.com
Subject: RE: Door canopy question on Willamette Sch.

Tom, we are enlarging an existing canopy at the exit that we are adding ADA egress to. We are also replacing the window and interior stairs at this location. Please see 7/A3.01 for the existing condition and 6 & 3 /A3.01 for the proposed change. The change is a deeper overhang that is supported by two columns. We are trying to provide better weather protection without a significant change in appearance to the building.

From: Soppe, Tom [<mailto:tsoppe@westlinnoregon.gov>]
Sent: Monday, March 05, 2012 2:52 PM
To: Travis Butler; liden@pbworld.com
Subject: Door canopy question on Willamette Sch.

Travis or Keith,

Is there a canopy over a door that is being replaced, besides the door where the new ADA access will be? The submitted narrative's bullet list of items talks about a separate door canopy replacement (second last bullet in list) as if that is separate from the door canopy project that is part of the ADA item (2 bullets above that). But on the Exterior Elevations sheet I only can find the door canopy replacement pointed out on the entrance where the ADA project is taking place.

Are there two door canopies being replaced or one? If there are two, where is the second (and am I missing it on the elevations sheet?) ?

Thanks for clarification,

Tom



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Tom Soppe
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West Linn Sustainability Please consider the impact on the environment before printing a paper copy of this email.

Soppe, Tom

From: Soppe, Tom
Sent: Monday, March 05, 2012 8:44 AM
To: Perkins, Michael
Subject: RE: Willamette complete

That may be a good idea for some of these projects. I can talk with the rest of Planning tomorrow at the staff meeting. Thanks for letting me know about Willamette School.

From: Perkins, Michael
Sent: Monday, March 05, 2012 8:43 AM
To: Soppe, Tom
Subject: RE: Willamette complete

I don't think we could call these significant. I was thinking of requiring applicants to include photos of any trees slated for removal on a given project...what do you think? It could speed things up and also give us something to show in case of questions someone may have.

Michael Perkins, City Arborist/Park Development Coordinator
Parks and Recreation, #1554

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From: Soppe, Tom
Sent: Friday, March 02, 2012 12:17 PM
To: 'Travis Butler'; liden@pbworld.com
Cc: Perkins, Michael
Subject: RE: Willamette complete

Thanks.

Tom Soppe, Associate Planner
Planning, #1521

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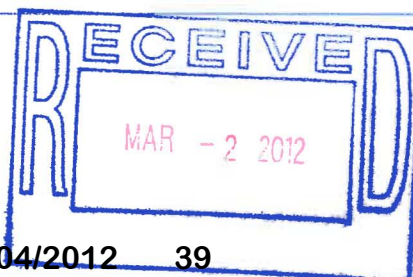
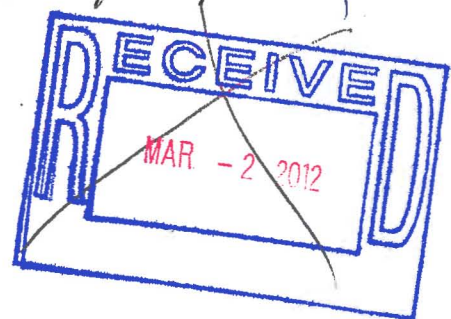
Public Records Law Disclosure This e-mail is subject to the State Retention Schedule and may be made available to the public.

From: Travis Butler [<mailto:travis.butler@dowa-ibigroup.com>]
Sent: Friday, March 02, 2012 10:53 AM
To: Soppe, Tom; Keith Liden (liden@pbworld.com)
Subject: FW: Willamette complete

See below for tree types.

Travis Butler
Dull Olson Weekes - IBI Group Architects, Inc.

From: Tim Clemen [<mailto:tclemen@WalkerMacy.com>]
Sent: Friday, March 02, 2012 10:52 AM
To: Travis Butler
Subject: RE: Willamette complete



Both trees are damaged Red Maples: 14" and 16" caliper.

Tim Clemen
WALKER MACY
Landscape Architecture | Urban Design | Planning

From: Travis Butler [<mailto:travis.butler@dowa-ibigroup.com>]
Sent: March 02, 2012 10:49 AM
To: Tim Clemen
Subject: FW: Willamette complete

Can you address this?

Travis Butler
Dull Olson Weekes - IBI Group Architects, Inc.

From: Soppe, Tom [<mailto:tsoppe@westlinnoregon.gov>]
Sent: Friday, March 02, 2012 10:43 AM
To: Travis Butler; 'Liden, Keith S.'
Subject: RE: Willamette complete

Thanks. Also, do either of you know the size and species of the two trees to be removed?

CITY OF
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Tom Soppe
tsoppe@westlinnoregon.gov
Associate Planner
22500 Salamo Rd
West Linn, OR 97068
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Web: westlinnoregon.gov

West Linn Sustainability Please consider the impact on the environment before printing a paper copy of this email.

Public Records Law Disclosure This e-mail is subject to the State Retention Schedule and may be made available to the public.



From: Travis Butler [<mailto:travis.butler@dowa-ibigroup.com>]
Sent: Friday, March 02, 2012 10:30 AM
To: Soppe, Tom; 'Liden, Keith S.'
Subject: RE: Willamette complete

There is one enclosure for the trash compactor with the larger gate. We have a screening wall for the generator and recycling area to the west. They are two separate areas. It would be best explained by looking at the plans.

Travis Butler
Dull Olson Weekes - IBI Group Architects, Inc.

From: Soppe, Tom [<mailto:tsoppe@westlinnoregon.gov>]
Sent: Friday, March 02, 2012 10:19 AM
To: 'Liden, Keith S.'; Travis Butler
Subject: Willamette complete

Keith and Travis,

The Willamette Primary application is complete and you will be getting the letter shortly. We expect at this point to schedule the hearing for 4-4.

In the meantime I have a question about the trash/recycle/generator enclosure area.

Under the bullet points at the beginning of the narrative it sounds like there will just be one enclosure and that this will include the trash and recycling facilities as well as the generator. On the elevations of the west side of the building it looks like there are two enclosures. One with the masonry walls facing the street, the other with the gate with the children's silhouettes on it facing the street, just to the right of the former. Which is the case? If there are two, is one for the generator and the other for all trash/recycling facilities?

I don't expect any of this to affect whether we recommend approval, I just want to make sure I understand and describe it right in the report.

Thanks

Tom

 Tom Soppe
tsoppe@westlinnoregon.gov
Associate Planner
22500 Salamo Rd
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CITY OF West Linn

March 1, 2012

Tim Woodley/Remo Douglas
West Linn-Wilsonville School District
2755 SW Borland Rd.
Tualatin, OR 97062

SUBJECT: CUP-12-03/DR-12-07, Modifications to Willamette Primary School, 1403 12th St.

Dear Applicants:

You submitted this application on February 15, 2012. The Planning Department finds that this application is **complete** as of your March 1, 2012 resubmittal. The City now has 120 days (until June 29, 2012) to exhaust all local review per state statute. The application has been tentatively scheduled for a Planning Commission hearing on April 4, 2012. At least 20 days before the hearing you will receive a copy of the hearing notice.

Please contact me at 503-742-8660, or by email at tsoppe@westlinnoregon.gov if you have any questions or comments.

Sincerely,

Tom Soppe
Associate Planner

c: Keith Liden, Parsons Brinckerhoff, 400 SW 6th Avenue, Ste. 802, Portland, OR 97204

c: Travis Butler, Dull Olson Weekes Architects, 907 SW Stark St., Portland, OR 97204

c: Beth Smolens, Willamette NA President, 1852 4th Ave., West Linn, OR 97068

P: development review\projects folder\projects 2012\CUP-12-03 Wilamette Primary School\comp-CUP-12-03

EXHIBIT PC-4 APPLICANT'S SUBMITTAL

FILE NO.: CUP-12-03/DR-12-07

REQUEST: **CONDITIONAL USE AND CLASS I DESIGN REVIEW
APPROVAL FOR VARIOUS EXTERIOR MODIFICATIONS
AND VARIOUS BUILDING MODIFICATIONS AT
WILLAMETTE PRIMARY SCHOOL AT 1403 12TH STREET**



to: Tom Soppe
City of West Linn Planning Department
22500 Salamo Road
West Linn, OR 97068

from: Keith Liden
date: 3.1.12
project: Willamette Primary School CUP-12-03/DR-12-07
file number: 70762C – WM Amd

via:	for your:	the following:		
<input type="checkbox"/> mail	<input type="checkbox"/> Information/use	<input type="checkbox"/> shop drawings	<input type="checkbox"/> change order	<input type="checkbox"/> specifications
<input checked="" type="checkbox"/> messenger	<input checked="" type="checkbox"/> approval	<input type="checkbox"/> copy of letter	<input type="checkbox"/> plans	<input type="checkbox"/> CD
<input type="checkbox"/> fed-ex	<input type="checkbox"/> review/comment	<input type="checkbox"/> prints	<input type="checkbox"/> samples	<input checked="" type="checkbox"/> application packages

Response to application incomplete letter.

Replacement application materials including: 3

1. Narrative
2. Plan sheets (full size) –L100, L101, and A3.01
3. Plan sheets (11x17 reductions)
4. Attachment A – Compactor Information

Comments:

Digital versions to be e-mailed. Thank you.

Keith Liden, 503.224.4066 / liden@pbworld.com



copy to:

March 1, 2012

Tom Soppe, Associate Planner
West Linn Planning Department
22500 Salamo Road
West Linn, OR 97068

RE: CUP-12-03/DR-12-07 Willamette Primary School

Dear Tom,

In response to your February 24th letter indicating the Conditional Use/Design Review application was incomplete, we made the requested changes. Attached are three sets of the narrative, amended plan sheets, reduced 11X17-inch versions of the plan sheets, and a CD of all the materials.

The information related to the Community Development Code sections in your letter have been provided in the following manner:

- **60.080(A)** - The applicant phone number is on the site plan.
- **60.080(B)(5)(b)** and **60.080(B)(6)(f)** - The storm water facilities in the southeast portion of the site are labelled.
- **55.090(B)** - This criterion is now addressed in the narrative.
- **55.100(A)(7)** - The narrative now address the relevant bike parking criteria in Chapter 46.
- **55.140(A)** - All site and program elements have been labelled on the plan sheets.
- **Comprehensive Plan Policies** - Although not a completeness issue, the narrative discussion of relevant plan policies has been amended per your recommendation.

Please contact me if you need anything further.

Sincerely,



Keith S. Liden, AICP

cc: Remo Douglas, WLWV School District
Travis Butler, DOWA

WILLAMETTE PRIMARY SCHOOL

Class I Design Review and Conditional Use

March 1, 2012

APPLICATION SUMMARY

Class I Design Review and Conditional Use approval to make a number of site and minor building improvements including conversion of lawn to garden area, providing ADA access, replacing several leaking windows, and enclosing the existing trash and recycling facilities.

GENERAL INFORMATION

Location

1403 12th St. (3S 1E Section 2 BA, Tax Lot 6300). Its location is shown in Figure 1.

Comprehensive Plan and Zoning Designations

The Comprehensive Plan designation is Low Density.

Consistent with the Comprehensive Plan, the property is zoned Single Family Residential Detached (R10).

Applicant and Owner

Tim Woodley, Director of Operations
West Linn-Wilsonville School District
P. O. Box 35
West Linn, OR 97068
Phone: 503-673-7976
Fax: 503-638-9360
E-mail: woodleyt@wlwv.k12.or.us

Applicant's Representatives

Keith Liden, AICP
Parsons Brinckerhoff
400 S. W. 6th Avenue, Suite 802
Portland, OR 97204
Phone: 503-478-2348
Fax: 503-274-1412
E-mail: liden@pbworld.com

Travis Butler, AIA
Dull Olson Weekes Architects
907 S. W. Stark Street
Portland, OR 97205
Phone: 226-6950
Fax: 273-9192
E-mail: stevev@dowa.com

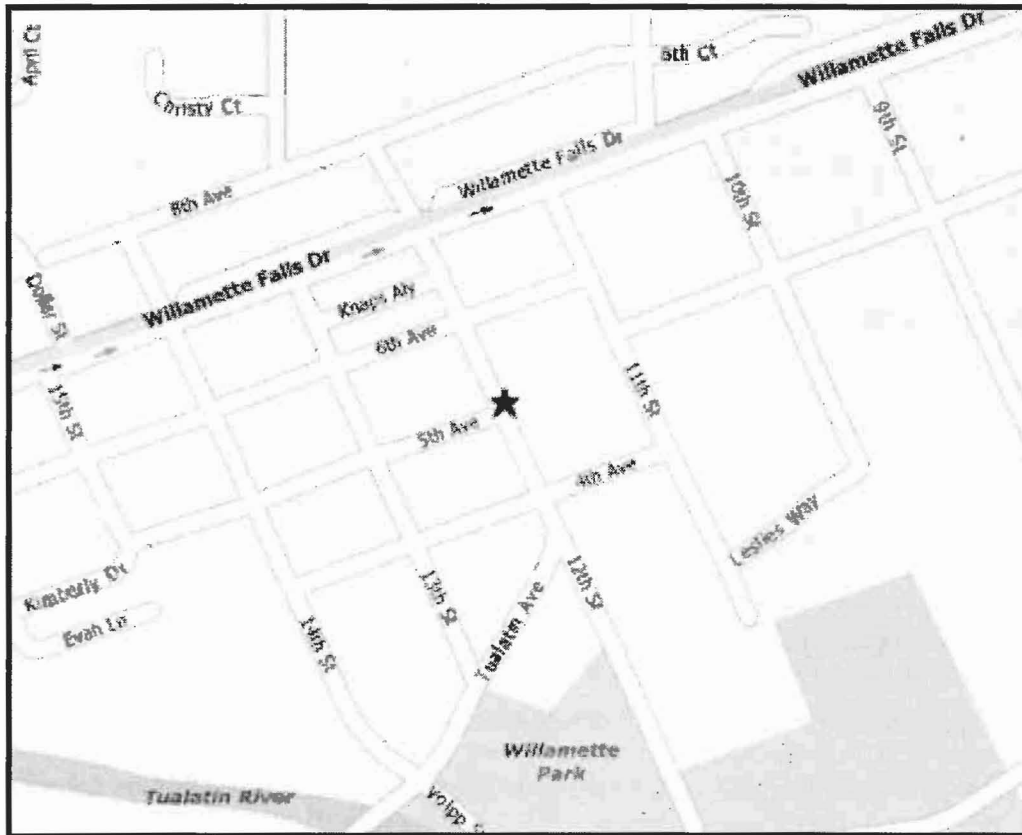
March 1, 2012

Willamette Primary School – DR I/CU
Page - 1

Attachments and Plan Sheets

	Cover Sheet
L100	Site Plan
L101	Detailed Site Plan
A2.01	Floor Plan
A2.02	Lower Floor Plan
A2.20	Lower Floor Plan
A3.01	Exterior Elevations
Attachment A	Compactor Information

Figure 1: Vicinity Map



Source: MapQuest

BACKGROUND INFORMATION

Site Description

The site is developed with Willamette Primary School, including a 73,873 square foot building, driveway, parking, and play areas. The entire site is approximately 3.58 acres. Primary access to the school is provided by 12th Street, which runs along the west side of the site (Sheet L100).

March 1, 2012

Willamette Primary School – DR I/CU
Page - 2

Surrounding Area Description

The zoning designations and current land use of the surrounding area are summarized in Table 1.

Table 1
Land Use Summary

<i>Properties in the Vicinity</i>	<i>Zone Designation</i>	<i>Land Use</i>
<u>Subject Property</u>		
3S 1E Section 2 BA, Tax Lot 6300 (3.58 acre school site owned by school district)	R10	Primary School building, ancillary facilities, and parking.
<u>Surrounding Properties</u>		
North/Northwest	GC	Commercial Retail
South	R10/R7	Single family residences
East	R10	Single family residences
West	R5	Single family residences

SCHOOL BUILDING AND RELATED IMPROVEMENTS

The Willamette Primary School site improvements are located in the southwestern portion of the site. They include the following:

- Converting a lawn area located between the covered play area, classrooms, and commons into raised gardens, a seating circle, and orchard (Sheet L101). This will require replacement of existing sidewalk and removal of two deciduous trees (14" and 6" caliper) that are in poor health.
- Constructing a small fenced storage area next to an existing greenhouse near the raised garden beds (Sheet L101). According to the Planning Department staff, the storage addition to the greenhouse structure is exempt from design review.
- Enclosing the existing trash and recycling area with masonry walls, vegetative screening, and a steel gate. In addition, the dumpster will be replaced by a trash compactor to allow less frequent trash pick-up. An emergency generator will also be located within this enclosed area to provide electricity in the event of a power outage (Sheets L101 and A3.01). The compactor, which will only be operated intermittently between the hours of 7 am to 7 pm, will be able to satisfy the city's noise standards as documented in Attachment A. The generator is exempt under the West Linn Municipal Code (Section 5.487 Sound Levels and Noise, [3] Exemption for Emergency Services) because it will only be operated to provide emergency power.
- Adding ADA access between a classroom wing to the play areas. This will include new doors, roof canopy, and exterior ramp to bring the exterior walkways up to the finished floor elevation in the building (Sheet L101).
- Replacing leaking windows in three locations with aluminum storefront window systems. The frames and glazing will also improve energy performance.
- Replacing an existing doorway canopy (Sheet A3.01).
- Moving 10 existing bike rack spaces approximately 30 feet to provide improved sidewalk access to and from the building.

CONDITIONAL USE REVIEW CRITERIA

The relevant review criteria in the City of West Linn Community Development Code (CDC) include the Single Family Residential Detached, R-10 requirements (Chapter 11), Conditional Use evaluation criteria (Chapter 60), Comprehensive Plan policies, and Design Review (Chapter 55). These criteria are addressed below.

Chapter 11 Single Family Residential Detached, R-10

Section 11.060 Conditional Uses

This section lists schools as a conditional use in the R-10 zone. The school building, play area, and parking are located within this zone. Schools are allowed as a conditional use in the R10 zone.

Section 11.080 Dimensional Requirements, Conditional Uses

This section gives the Planning Commission the authority to determine the appropriate dimensional requirements to satisfy Conditional Use criteria in Chapter 60. The primary school has successfully operated on this 3.6-acre site for many years, and the building footprint will not be expanded. The school enrollment capacity will not be changed by the minor site and building modifications proposed. Building setbacks will remain the same, and in total, the modifications will have no meaningful affect on surrounding properties.

The school building site coverage will not change. The maximum floor area ratio (FAR) allowed in the R-10 zone is 0.45. This proposal will not affect building floor area. All dimensional standards will be satisfied.

Chapter 60 Conditional Uses

Section 60.070 Approval Standards and Conditions

This code section states that the applicant must provide evidence substantiating that the proposed use satisfies seven criteria, which are addressed below:

A. The following criteria shall be satisfied.

1. The site size and dimensions provide:

a. Adequate area for the needs of the proposed use.

The school has been in continuous use for many years, and this site has proven to be adequate for the primary school and its associated facilities. The proposal will not increase the size of the school or its enrollment capacity. The proposed improvements will improve the facility's appearance from surrounding properties.

b. Adequate area for aesthetic design treatment to mitigate any possible adverse effect from the use on surrounding properties and uses.

As shown on the site plan information, the setback distances for buildings, parking, play areas, and related facilities from all property lines will remain unchanged. The building, parking, and play areas will retain their current location and orientation, and therefore, the proposed renovations will not have any adverse impact on surrounding properties.

2. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography and natural features.

The existing primary school site has proven to be suitable for the district and the community. The approval of the new bond measure to provide the funding for the improvements demonstrates continued community support for the proposed rejuvenation of the school. Although it is smaller than many of the existing primary school sites in the district, the school has proven it can operate in a manner that is compatible with the surrounding neighborhood. Because the capacity of the school will be unchanged, the proposed improvements will not pose any new potential impacts for the surrounding neighborhood.

The area of the proposed garden area and improved walkway has a moderate grade and has no physical limitations. Three deciduous trees and a lawn area in poor condition will be replaced. The 8 new trees will mitigate any impact associated with removal of three trees, which are located between the building and covered play area.

3. The granting of the proposal will provide for a facility that is consistent with the overall needs of the community.

The needs of the community are best expressed by its approval of the bond measure to finance these improvements. In addition, the Willamette Neighborhood Association held a meeting on January 11, 2012 and unanimously approved of the improvement plans. The relevant city policies are addressed under criterion 7 below.

4. All required public facilities have adequate capacity to serve the proposal.

Transportation

Because the capacity and operation of the primary school will not change, no additional traffic impacts will result. Ingress and egress to the school will not be modified.

Water

Water service is presently adequate, and because no additional demands will be placed on the system, it will adequately continue to serve the school.

Sanitary and Storm Sewer

Sanitary and storm sewer service is currently satisfactory. The amount of impervious area will remain essentially unchanged because the building and major paved areas will not be enlarged. The proposed sidewalks in the garden area will primarily replace existing sidewalks, and the amount of new impervious surface will be less than 500 square feet. The existing facilities will continue to provide appropriate treatment of storm and sanitary sewer discharges.

5. *The applicable requirements of the zone are met except as modified by the Conditional Use chapter.*

The applicable requirements of the R-10 zone for building setbacks, lot coverage and FAR will continue to be met as explained above.

The appropriate lot size is confirmed as part of the conditional use review. Because the use is proposed to remain essentially as it is today, the 3.6-acre site continues to be adequate. No part of the school building will be over the 35-foot allowable height. Setbacks from the building will not be reduced.

6. *The supplementary requirements set forth in Chapters 52 to 55, if applicable, are met.*

Chapter 52 - Signs

Not relevant because no signs are proposed.

Chapter 53 - Sidewalk Use

This CDC chapter applies to commercial activities on public sidewalks. It is not applicable to this proposal.

Chapter 54 - Installation and Maintenance of Landscaping

This is addressed in the following section relating to Design Review.

Chapter 55 - Design Review

The Design Review criteria are addressed in the following section.

7. *The use will comply with the applicable policies of the Comprehensive Plan.*

The relevant city of West Linn policies for schools are found in the city's Comprehensive Plan. The relevant policies are addressed below.

Policy 1 (Section 2: Water Quality – GOAL 6: Air, Water, and Land Resources Quality):

Require that new development be designed and constructed to prevent degradation of

surface and ground water quality by runoff.

Appropriate erosion control and water quality measures will be taken to comply with this policy and related regulations. These measures will be reviewed by the city as part of the building permit process.

Policy 4 (Water Quality):

Require that new development be connected to the City's sanitary sewer system.

The school will continue to be connected to sanitary sewer.

Policy 2 (Section 4: Noise Control)

Require development proposals that are expected to generate noise to incorporate landscaping and other techniques to reduce noise impacts to levels compatible with surrounding land uses.

Policy 3 (Section 4: Noise Control)

Require new commercial, industrial, and public facilities to be designed and landscaped to meet Department of Environmental Quality (DEQ) and City noise standards.

Policy 4 (Section 4: Noise Control)

As part of the land use application submittal for a noise-generating use, require the applicant to include a statement from a licensed acoustical engineer, and, if necessary, from DEQ, declaring that all applicable standards can be met.

Noise policies 2, 3, and 4 above will be satisfied because the proposed improvements will not change use patterns on the site or associated noise. Most important, the building function, orientation, and capacity will remain essentially as it is today. The noise levels associated with the trash compactor will not exceed the city's noise standards. To further reduce noise potential, the compactor will be enclosed by a masonry wall and landscaping. Also, the compactor will offer an advantage because trash pick-up is estimated to change from weekly to every 45 days, reducing the number of truck visits.

Policy 3 (Section 3: Storm Drainage - GOAL 11: Public Facilities and Services)

Protect downstream areas from increased storm water runoff by managing runoff from upstream development and impacts on adjacent natural drainageways and their associated vegetation.

Previously approved site work has been designed to meet this policy. The proposed site work will not have any appreciable impact on storm water runoff because the amount of impervious surface will remain essentially the same.

Policy 4: (Section 7: Schools - GOAL 11: Public Facilities and Services)

School design, use, and parking will be responsive to and compatible with surrounding neighborhoods and existing land uses.

As noted in this application, the school has been in the neighborhood for a long time, and it is well integrated with the neighborhood. The approval of the project by the neighborhood association without discussion or dissent is indicative of how the school is a good neighbor.

Policy 4: Bicycles (GOAL 12: Transportation)

Require new commercial, industrial, and institutional development to provide on-site facilities for bicycle parking and storage.

The minor relocation/replacement of 10 bicycle parking spaces will continue to provide the same level of parking convenience for cyclists.

Policy 1b: Pedestrians (GOAL 12: Transportation)

Provide connections to schools, recreation facilities, community centers, and transit facilities.

The on-site walkway system will be improved primarily by allowing ADA access to portions of the site where it is not currently available.

Policy 6: (GOAL 13: Energy Conservation)

Encourage the use of energy-conscious design and materials in all public facilities.

The replacement windows will offer energy savings by meeting current energy standards.

B. Development review provisions in Chapter 55 shall be satisfied.

These criteria are addressed below.

C. The Planning Commission may impose conditions.

The District understands that the Planning Commission has the authority to impose conditions.

D. Aggregate extraction uses.

This subsection is not relevant because aggregate extraction is not proposed.

DESIGN REVIEW CRITERIA

At the conclusion of the preapplication conference, the Planning Director determined that the application must meet the following criteria in Chapter 55 of the Community Development Code (CDC):

- 55.090(B) Adequate public facilities
- 55.100(A)(5) Clear vision areas
- 55.100(A)(6) Fences
- 55.100(A)(7) Parking
- 55.100(A)(10) Landscaping
- 55.100(B)(1)-(4) Relationship to the natural and physical environment
- 55.100 (B)(5) and (6) Architecture
- 55.100(C) Compatibility, buffering, and screening
- 55.100(D)(3) Noise
- 55.100(G) Demarcation of public, semi-public, and private spaces
- 55.100(I)(5) Solid waste facilities
- 55.100(J)(3) Solid waste facilities

CDC 55.090(B)

Adequate public facilities, including public water, sewer, storm drainage, and streets, are available and utilized by the school. The proposed minor site improvements will have no impact upon public facilities, satisfying this criterion.

CDC 55.100

A. The provisions of the following chapters shall be met:

5. Chapter 42 – Clear Vision Areas

The clear vision requirements adjacent to street intersections and driveways will not be affected by the proposed improvements because no structures or landscaping is proposed near intersections or driveways.

6. Chapter 44 – Fences

The small fenced storage area adjacent to the existing greenhouse. It satisfies the city's fence provisions because it is a maximum of 6 feet high in a rear yard. Because the fencing is not near a street intersection or driveway, it does not pose any conflict with the clear vision area requirements in Chapter 42.

7. Chapter 46 – Parking

There are 10 bike rack spaces located near the library and classrooms. They are to be moved approximately 30 feet and replaced to allow improved sidewalk access in this vicinity. The number of bike spaces will be retained, the rack design will allow secure locking, and the spaces will be within 50 feet of building entrances.

10. Chapter 54, Landscaping

The site to be redeveloped currently contains sidewalks, lawn and three deciduous trees. Replacement landscaping will match the existing school planting character and include the following as shown in the application:

- An orchard.
- Seating area.
- Raised garden.
- 8 replacement trees for the two existing trees will be removed.

Sidewalks will retain the current circulation with the improvement of ADA design. The landscaped area will not be reduced. Irrigation shall be provided according to the requirements of this section. This section is satisfied.

B. Relationship to the Natural and physical Environment

Section 55.100 B. 1. and 2. are not relevant because there are no heritage trees on the site. The impact of removing the trees noted in this application will be mitigated by the new landscaping proposed.

Section 55.100 B. 3. is satisfied because the existing grade and the amount of landscaped area will remain virtually unchanged.

Section 55.100 B. 4. is satisfied because the property is essentially flat and geologically stable.

Section 55.100 B. 5. is satisfied because the school building will retain its current setbacks.

Section 55.100 B. 6. is met based on the findings below:

- a. The design of the replacement windows will be consistent with the architectural style of the existing building as shown in the application.
- b/c. The proposed design is compatible with the natural environment because the improvements will retain the existing landscaped areas by converting some of the lawn areas into an orchard and garden.
- d. The replacement windows and canopy enlargement at one building entrance are consistent with the architectural style of the building. They also represent a very minor change to the building's exterior.

- e. The human scale of the proposed building will not be affected because the changes to the exterior are so minor, consisting of replacement windows and canopy, which are consistent with the existing building design.
- f. The criterion related to windows applies only to commercial and office buildings, not school structures.
- g. This criterion relating to new buildings and additions is not applicable.
- h. Climatic concerns are considered by the proposed building with the proposed canopy to provide additional shelter at a building entrance and the replacement windows that will provide improved energy efficiency.
- i. The proposed site plan is consistent with the city of West Linn's vision statement to provide safe and attractive pedestrian-friendly site and building environments. The design of the walkways, garden, orchard and seating area on the site will maintain the current pedestrian-friendly character of the neighborhood.

Section 55.100 B. 7. is not relevant because the improvements will not increase the enrollment capacity or staffing needs for the school. No traffic impact will be caused by the addition.

C. Compatibility between Adjoining Uses, Buffering, and Screening

There are a number of mature trees located on and surrounding the site, which will all be protected. As noted above, two trees, which are in poor health will be removed and replaced with 8 trees.

D. Privacy and Noise

School activities and associated noise is compatible with the surrounding neighborhood. Building entrances, vehicle circulation, and outdoor activity areas will remain in their current location. Proposed screening of the trash and recycling area will improve the situation for neighbors across the street, and the compactor will not generate noise that exceeds city standards.

G. Demarcation of Public, Semi-Public and Private Spaces

The operation, main school entry, and playground layout will remain essentially unchanged. The playground access and outdoor activity areas will not be changed, and their boundaries will continue to be clearly delineated.

I. Public Facilities

The existing trash and recycling area will be improved with a screening wall and landscaping to improve its appearance and to further reduce potential noise coming from this area.

J. Crime Prevention and Safety/Defensible Space

Access, building entrance locations, and existing lighting will not be affected by the proposed improvements. All on-site circulation will be retained and ADA access will be improved.

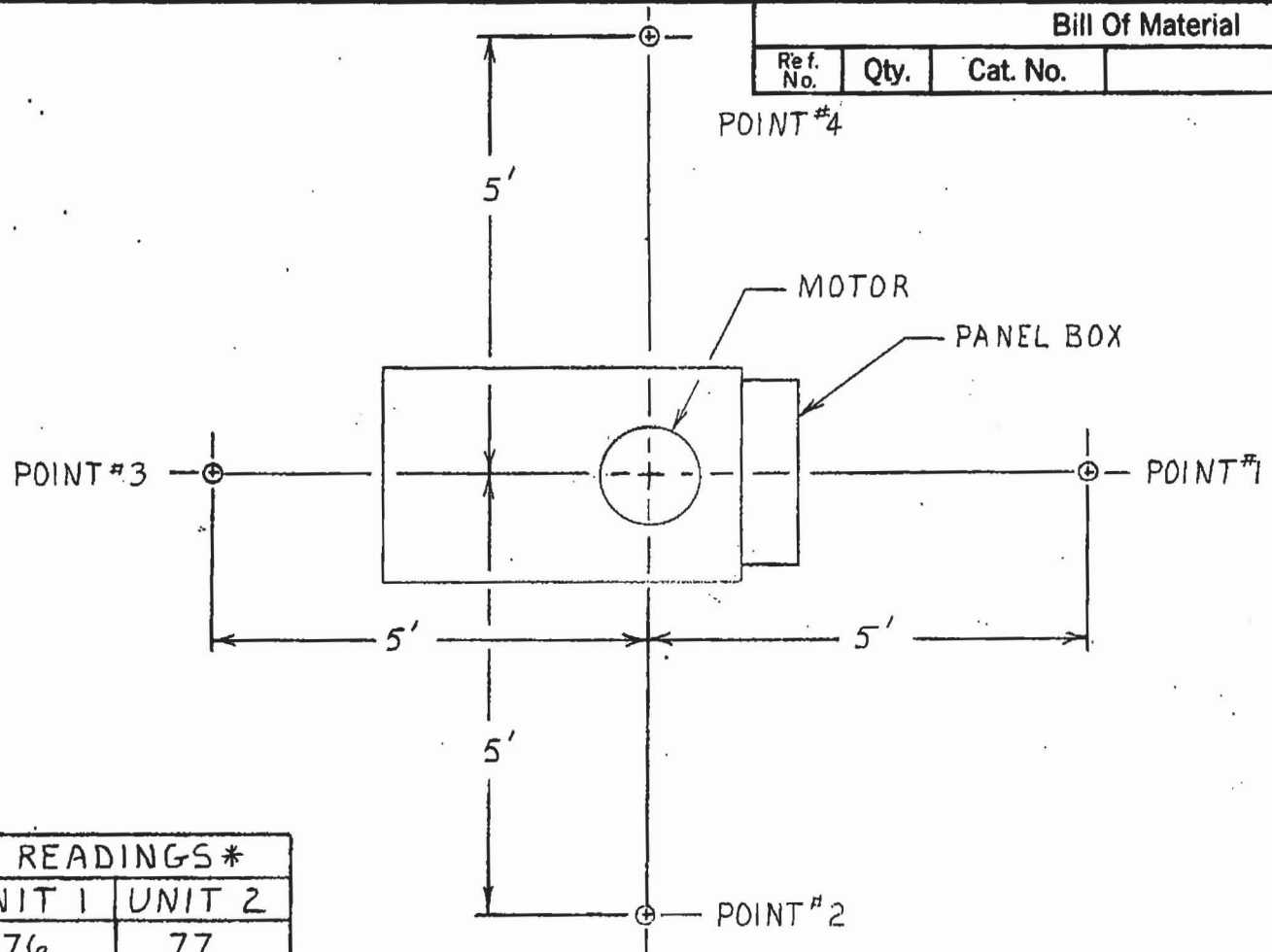
CONCLUSION

The proposed school improvements satisfy all of the relevant criteria as demonstrated above.

ATTACHMENT A
Compactor Information

PC Meeting 04/04/2012 59

Bill Of Material			
Ref. No.	Qty.	Cat. No.	Material



DECIBEL READINGS*		
POINT	UNIT 1	UNIT 2
1	76	77
2	78	75
3	75	77
4	77	75

TWO POWER UNITS TESTED
 *ALL READINGS "A" WEIGHTED & "SLOW" RESPONSE

MARATHON RAMJET
 Equipment Company,
 Vernon, Alabama 35592

Title: DECIBEL READINGS RJ-88 SC
 POWER UNIT
 Drawn: RB
 Date: 1-5-89

Drawing Number:
 51-45710

Routing:
 Scale: NTS
 Tolerances:
 SHEET:
 ___ OF ___

RJ-88SC Self Contained Compactor



[[Specifications](#) | [Literature](#) | [Operational & Steel Options](#)]

Marathon's **RJ-88SC Self-Contained Compactor/ Containers** are ideal for waste with high liquid content and for applications where space is limited. Each RJ-88 series compactors store liquid and controls insect and odor problems.

RJ-250SC Features:

The RJ-88SC is ideal for...

- Shopping Centers
- Supermarkets
- Restaurants
- Hotels
- Inflight Kitchens
- Hospitals and institutions

Components are selected for longevity and minimum maintenance, with special attention given to the selection of highly sensitive components. Stress engineering provides the optimum degree of structural integrity. Only the best materials are used. The highest standards of quality are observe in the manufacturing process. That's why you'll find Marathon Compactors "packing trash" long after other makes have failed!

The **RJ-88 SC's** smaller size makes it excellent for restaurant and fast food applications. They normally fit easily in waste corrals for an attractive and convenient installation at minimum installation cost.

With standard double end pick-up, the unit can be loaded for hauling from either end. This is especially useful if installed perpendicular to a dock (Packer End pick-up option does not include front ground rollers).

The RJ-88 SC uses a **Remote Power Pack** that remains on-site while the self-contained compactor container is taken to the landfill.

Factory testing to assure leakproof construction.



The RJ-250SC uses a Remote Power Pack that remains on-site while the self-contained compactor container is taken to the landfill.



Also See the RJ-88 HT. The RJ-88 HT features a Hydraulic Tailgate and is well suited for security chute-fed and dock-fed applications where maneuvering space for the collection vehicle is limited.

The RJ-88 Series Self-Contains can be used with a hopper to double or triple your loading capacity!

They are equally easy to load from ground or dock level and can be continuously fed while the unit is cycling!

Total odor and pest control via Marathon's **Ozone Odor Control option**

Easy and fast installation! Installation costs are cut by half over conventional compaction systems.

Fire hose connection provided on each unit.

RJ-88C Compactors can be customized with a variety of loading arrangements to suit your specific needs.



Marathon's RJ-88SC Self Contained Compactor is UL Listed!

Features & Benefits of Marathon's Self-Contained Wet Waste Compaction Equipment:

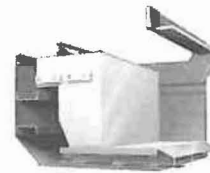
Marathon's **CYCON Life-Xtender® Cyclic Control System**: eliminates troublesome limit and pressure cycle control switches. It also reduces trash removal cost by producing superior payloads and dramatically improving cold weather performance.

Marathon's compactors meet all of ANSI and OSHA standards.

Each unit is **UL Listed** to assure quality and maintains the highest industry standards (does not apply to GreenBuilt).

Standard **double end pick-up** (except HT models) which allows the unit to be loaded for hauling from either end. This is especially useful if the self-contained unit is perpendicular to a dock.

Through-the-wall feed chutes offer convenience to employees that reduces labor cost and improves security.



The **Qwik Clean Tank®** funnels any liquid seepage during compaction into an enclosed area underneath the charge box floor. The liquid is automatically discharged at the disposal site, in effect flushing the container and the area behind the ram.

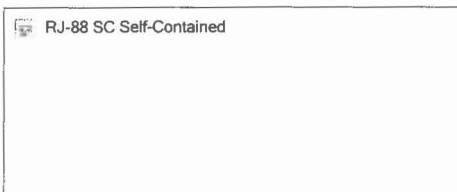


Rear door retains wet waste effectively with its patented **"Double-Hinge"** and custom designed **"P" Seal**.



The innovative **"Bubble Gate"** adds a cubic yard to the container capacity. Its curved shape also produces superior compaction ratios.

Specifications:



RJ-88SC Specifications

Dimension	A*	B	C	D	E	Weight
15 cu yds	43"	30 1/2"	70"	187"	89"	7200 lbs.
	1092mm	777mm	1778mm	4750mm	2261mm	3265 kg.
20 cu yds	43"	30 1/2"	70"	222"	89"	7600 lbs.
	1092mm	777mm	1778mm	5639mm	2261mm	3447 kg.
24 cu yds	43"	30 1/2"	70"	256"	89"	8000 lbs.
	1092mm	777mm	1778mm	6502mm	2261mm	3628 kg.

Charge Box Capacity		
[Mfr's. Rating]	1.0 cy	.76 m ³
[WASTEC Rating]	0.70 cy	.54 m ³
Clear Top Opening	30.5" L X 48" W	775mm x 1219mm

Performance Data:		
Cycle Time	44 sec	44 sec
Total Normal Force	36,600 lb	162 kN
Total Maximum Force	43,100 lb	192 kN
Normal Ram Face Pressure	34.7 psi	239 kPa
Maximum Ram Face Pressure	40.8 psi	281 kPa
Ram Penetration	6Ó	152 mm

Electrical Equipment		
Electric Motor 3/60/230-460	5 hp	3.7 kW
Electric Control Voltage	120 VAC	120 VAC
Panel Box Assembly UL Listed		
All Circuits Fused Key Operated		
3 Push Button Station Start/Stop/Reverse		

Hydraulic Equipment		
Hydraulic Pump	6 gpm	23 L/min
Normal Pressure	1700 psi	117 bar
Maximum Pressure	2000 psi	138 bar
Cylinder Bore	2 @ 4" each	102 mm
Cylinder Rod	2 @ 2.5"	64 mm

Optional Features:

TrashMinder®



The optional **TrashMinder®** is the most advanced method for reporting and measuring container fullness as well as for managing user access and billing. **Get More Details.**

The StreamLine® Option



allows excess liquid to be drained from the container reducing net payload weight and significantly reducing hauling costs! Liquid is routed to four interconnected 4" drain

Qwik Clean Door®



The innovative Qwik Clean Door provides access to the area behind the ram of self-contained compactors. It allows for quick, easy cleaning and other routine

maintenance without having to unbolt panels or break welds. The Qwik Clean Door features our Auto-Relatch to hold the door closed while the door is being ratcheted and our patented "P" Seal for a tight, leak proof seal.

Pictures on this page are illustrative only. Specifications are subject to change without notice to accommodate improvements to the equipment. Certified in compliance with ANSI Regulation Z245.2, all OSHA standards, and certified under WASTEC's Stationary Compactor Certification Program. Products must be used with safe practice and in accordance with said regulations and standards.

outlets located at each corner of the StreamLine unit. Connection can be made to a hose, piping, or pump.

See how the StreamLine System works.

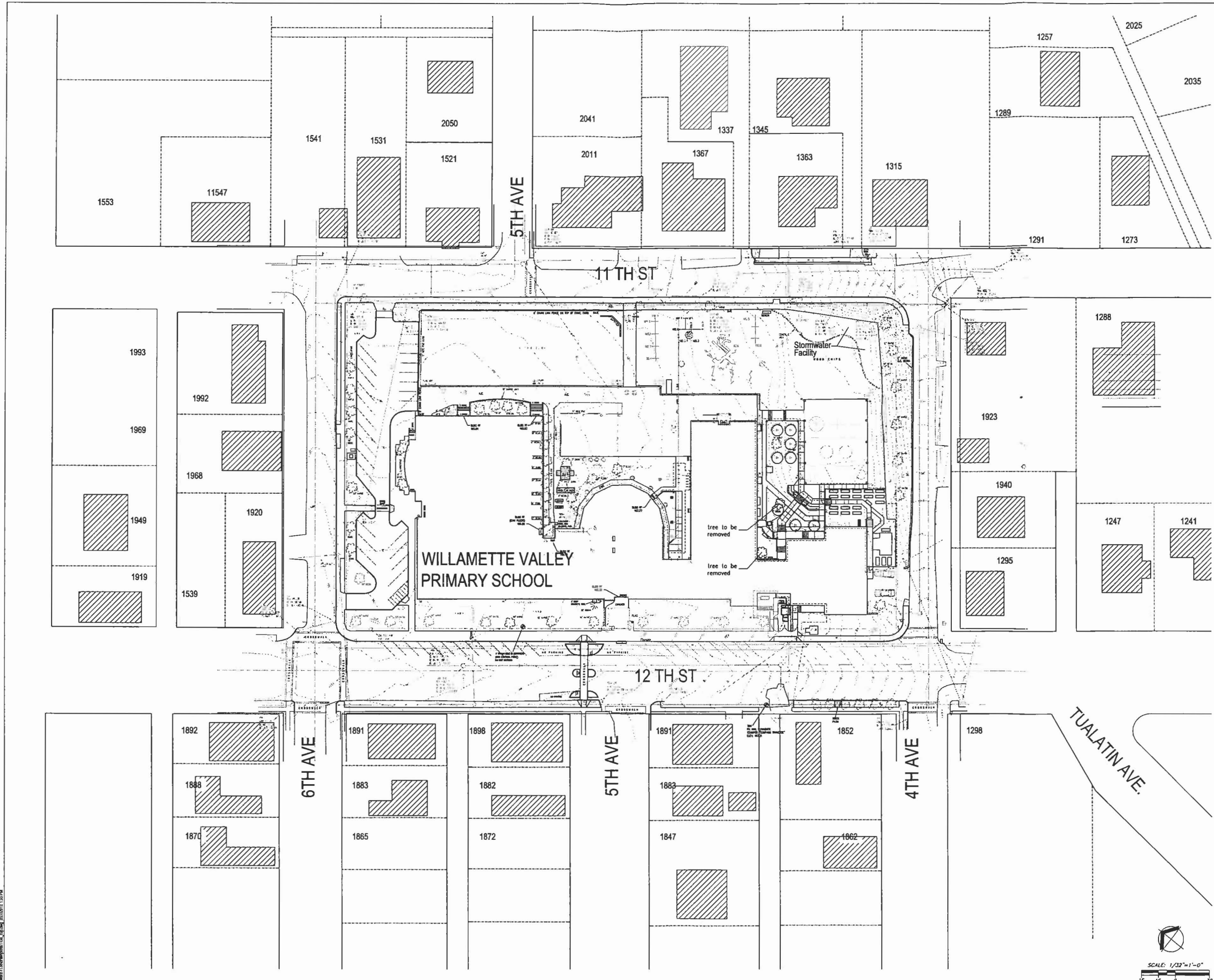
Cart Dumpers



Your Self-Contained can be fitted with various configurations of cart dumper systems. Other options include: multi-cycle timer, dual controls, ozone odor control system, security chutes, hoppers,

and many much more.

Top of Page



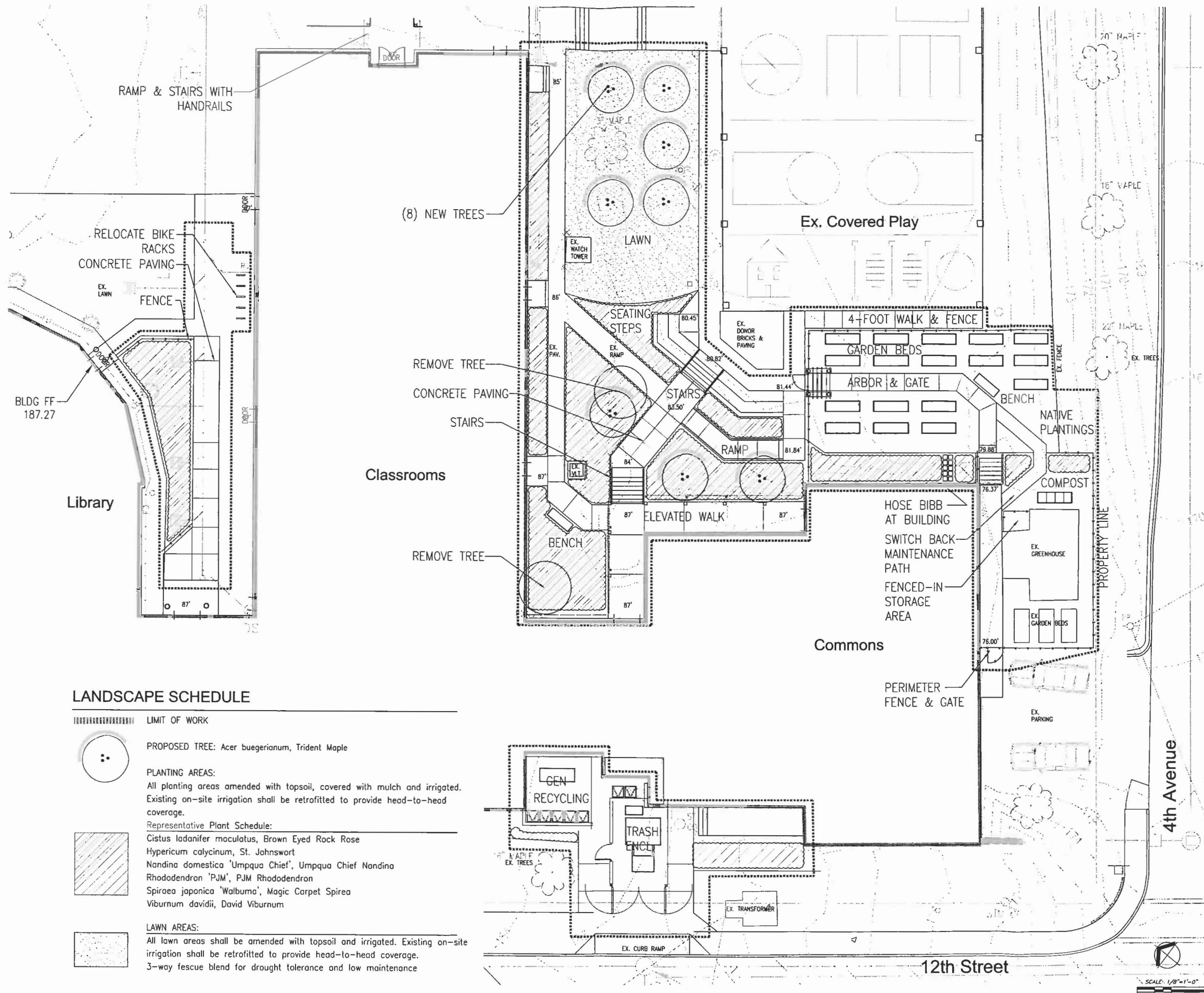
WILLAMETTE PRIMARY SCHOOL IMPROVEMENTS
 West Linn Wilsonville School District
 1403 12th Street, West Linn, OR 97068, Applicant: Tim Woodley
 t: (503) 673.7976
 f: (503) 673.7044

WALKER-NAY
 LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING
 11176 GAY STREET, SUITE 200 | PORTLAND, OREGON 97204
 P: 503.238.8123 | F: 503.279.5579 | WALKER-NAY.COM



key plan

phase	
date	February 14, 2012
revisions	
project #	11070, wm 1138
SITE PLAN	
L100	

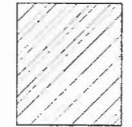
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LANDSCAPE SCHEDULE

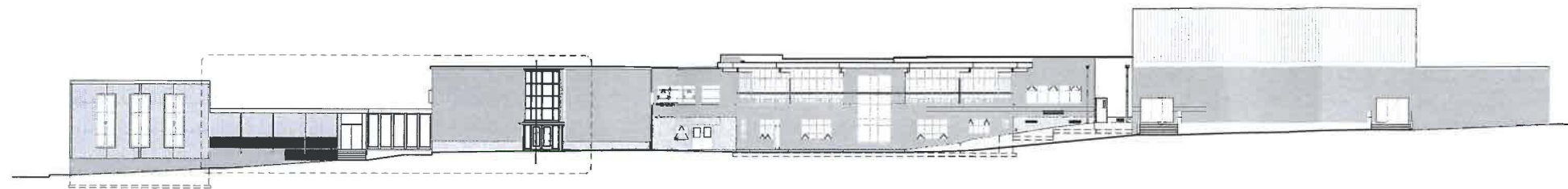
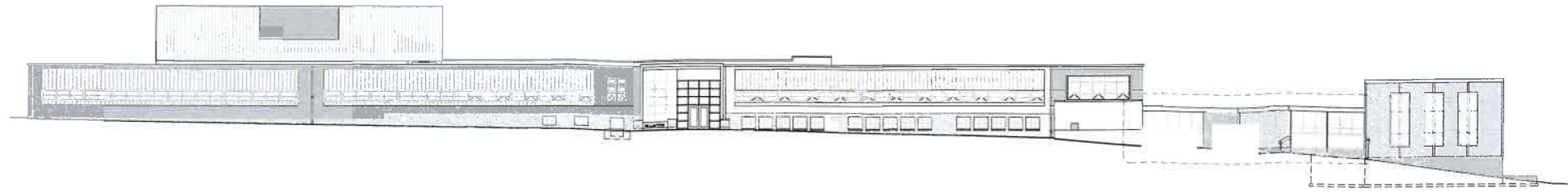
-  LIMIT OF WORK
-  PROPOSED TREE: *Acer buergerianum*, Trident Maple
- PLANTING AREAS:**
 All planting areas amended with topsoil, covered with mulch and irrigated. Existing on-site irrigation shall be retrofitted to provide head-to-head coverage.

Representative Plant Schedule:

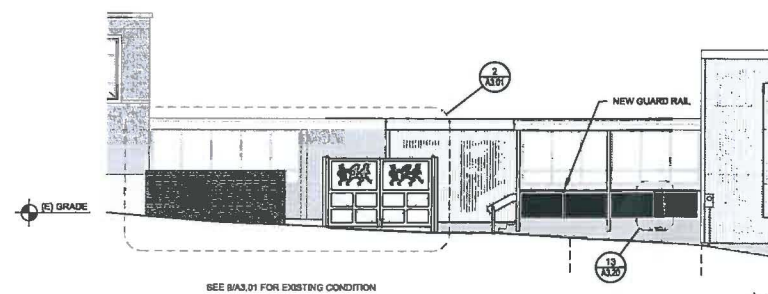
 -  *Cistus ladanifer maculatus*, Brown Eyed Rock Rose
 - Hypericum calycinum*, St. Johnswort
 - Nandina domestica* 'Umpqua Chief', Umpqua Chief Nandina
 - Rhododendron* 'PJM', PJM Rhododendron
 - Spiraea japonica* 'Walburna', Magic Carpet Spirea
 - Viburnum davidii*, David Viburnum
- LAWN AREAS:**
 All lawn areas shall be amended with topsoil and irrigated. Existing on-site irrigation shall be retrofitted to provide head-to-head coverage.
 3-way fescue blend for drought tolerance and low maintenance

key plan

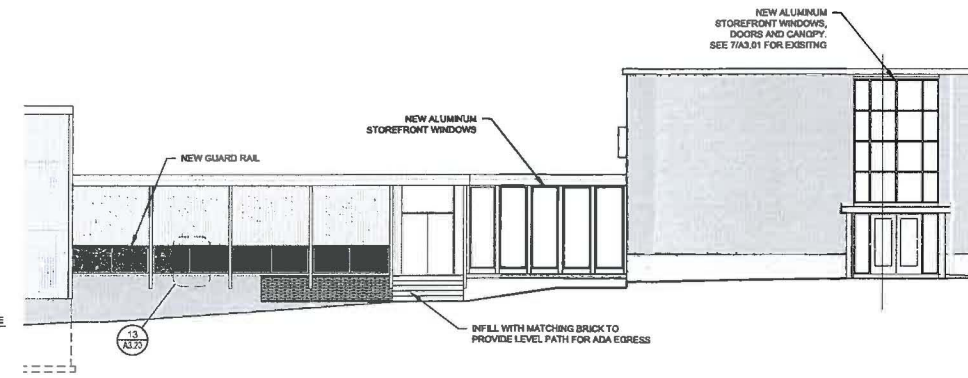
phase	
date	February 14, 2012
revisions	



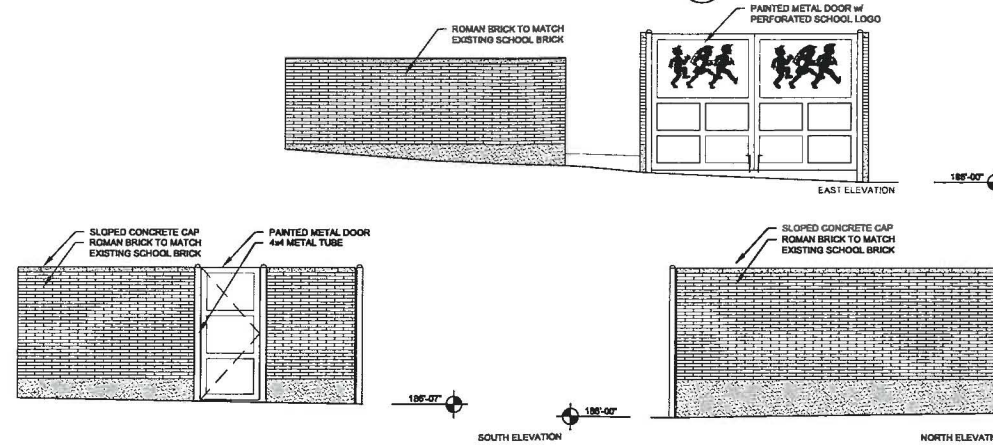
(E) 2ND STORY WINDOW
SCALE: 1/8" = 1'-0" 5



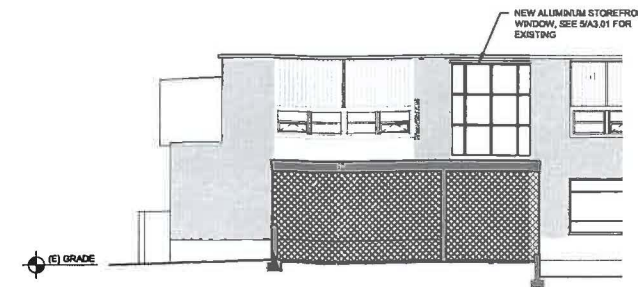
WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0" 4



EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0" 3



RECYCLING/ TRASH AREA ELEVATION
SCALE: 1/4" = 1'-0" 2



SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0" 1

WILLAMETTE PRIMARY SCHOOL IMPROVEMENTS

WEST LINN WILSONVILLE SCHOOL DISTRICT

1403 12th Street, West Linn, OR, 97068

OWNER
West Linn Wilsonville
School District
22210 SW Stafford RD
Tualatin, OR, 97062
t: (503) 673 7000 f: (503) 673 7001

architect
Dull Olson Weekes Architects Inc.
319 SW Washington Street
Suite 200
Portland, Oregon 97204
t: (503) 226 6650 f: (503) 273 8182

civil engineer
GHD
15575 SW Sequoia Place
Portland, OR, 97224-7233
t: (503) 226 3821 f: (503) 226 3828

landscape architect
Walker Macy
111 SW Oak, Suite 200
Portland, OR, 97204
t: (503) 228 3122 f: (503) 273 8878

CONTENTS

landscape	architectural
L100 SITE PLAN	A2.01 FLOOR PLAN
L101 DETAILED SITE PLAN	A2.02 FLOOR PLAN
	A2.20 ENLARGED FLOOR PLAN
	A3.01 EXTERIOR ELEVATIONS

SATELLITE PHOTO



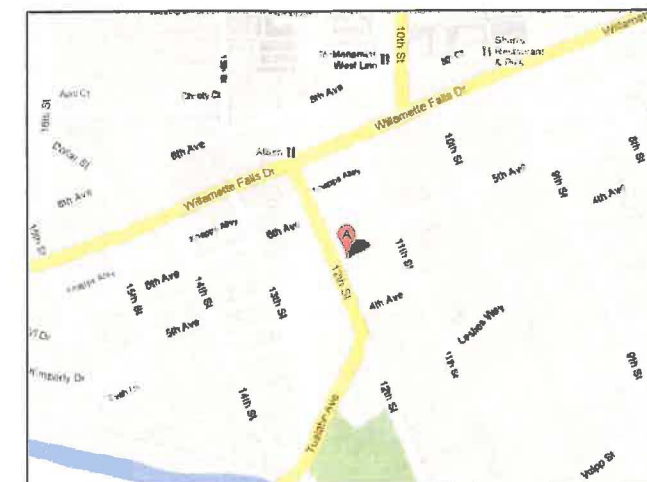
ARCHITECTURAL ABBREVIATIONS

L ANGLE	EA EACH	GA GALV	GAUGE	NA NOT APPLICABLE	T TEMPERED GLAZING
B AND	EF EXHAUST FAN	GB GRAB BAR	NIC NOT IN CONTRACT	TC TOP OF CURB	TEL TELEPHONE
AB ANCHOR BOLT	EJ EXPANSION JOINT	GC GENERAL CONTRACTOR	NOM NOMINAL	T&G TONGUE AND GROOVE	THK THICK
ACT ACOUSTICAL CEILING TILE	EL ELEVATION	GL GLASS	NS NELSON STUD	TJ TOOL JOINT	TP TOP OF PAVEMENT
ADD ADDITION	ELEC ELECTRICAL	GND GROUND	NTS NOT TO SCALE	TP TOP OF PAVEMENT	TYP TYPICAL
A.F.F. ABOVE FINISH FLOOR	E.O.S. EDGE OF SLAB	GYP GYPSUM VENEER PLASTER	OA OVERALL	TOO TOP OF (MATERIAL)	
ALS AREA LIGHT STANDARD	ENOR ENGINEER	GWB GYPSUM WALL BOARD	OC ON CENTER		
ALUM ALUMINUM	EP ELECTRICAL PANEL		OD OVERFLOW DRAIN		
ANOD ANODIZED	EQ EQUAL		OD OVERHEAD		
BC BOTTOM OF CURB	EQU EQUIPMENT	HI HOSE BIB	OPNG OPENSIDE DIAMETER		
BD BOARD	ES EACH SIDE	HC HANDICAP	OPNG OPENSIDE DIAMETER		
BLDG BUILDING	EW EACH WAY	HW HARDWARE	OPP OPPOSITE		
BLDG BUILDING	EXST EXISTING	HM HOLLOW METAL	OPP OPPOSITE		
B.M. BEACH MARK	(E) EXISTING	HW HOT WATER	OS OUTSIDE		
BSM BEAM	EXP EXPANSION	HVAC HEATING, VENTILATION AND AIR CONDITIONING	PP POURED IN PLACE		
BOT BOTTOM	EXT EXTERIOR		PL PLASTER		
BTU BRITISH THERMAL UNIT	FA FIRE ALARM	INSL INSULATION	PLAS PLASTER		
BTWN BETWEEN	FBO FURNISHED BY OTHERS	INT INTERIOR	PLYMD PLYWOOD		
	FD FLOOR DRAIN	JAN JANITOR	PSF PER SQUARE FOOT		
COR C CHANNEL	FDN FOUNDATION	JT JOINT	P.T. PRESSURE TREATED		
CS CATCH BASIN	FE FIRE EXTINGUISHER	JST JOIST	PMT PAVEMENT		
CCTV CLOSED CIRCUIT TV	PEC FIRE EXTINGUISHER CABINET	L LENGTH	R RADIUS		
CG CORNER GUARD	FF FINISH FLOOR	LAV LAVATORY	R.D. ROOF DRAIN		
CLG CEILING	FFE FINISH FLOOR ELEVATION	LD LAG BOLT	REF REFERENCE		
CLR CLEAR	FL FLOOR	LKR LOCKER	REFR REFRIGERATOR		
CJ CONTROL JOINT	FO FACE OF FINISH	LS LANDSCAPING	REQD REQUIRED		
CMU CONCRETE MASONRY UNIT	FOC FACE OF CONCRETE	LVR LOUVER	REV REVISE OR REVISION		
CONT CONTINUOUS	FOF FACE OF FINISH	MATL MATERIAL	ROO ROOM		
CORR CORRIDOR	FOF FACE OF FINISH	MAX MAXIMUM	R.O. ROUGH OPENING		
CSJ CONSTRUCTION JOINT	FOF FACE OF FINISH	MECH MECHANICAL	REFLECTED CEILING PLAN		
CSMT CASEMENT	FOF FACE OF FINISH	MED MEDIUM			
CTR CERAMIC TILE	FOF FACE OF FINISH	MEZZ MEZZANINE			
E CENTERLINE	FOF FACE OF FINISH	MFR MANUFACTURER			
	FOF FACE OF FINISH	MH MANHOLE			
DBL DOUBLE	FOF FACE OF FINISH	MN MIRROR			
DTL DETAIL	FOF FACE OF FINISH	MISC MISC			
DF DRINKING FOUNTAIN	FOF FACE OF FINISH	MTD MOUNTED			
DIA DIAMETER	FOF FACE OF FINISH	MTL METAL			
DIAG DIAGONAL	FOF FACE OF FINISH				
DM DIMENSION	FOF FACE OF FINISH				
DSP DISPENSER	FOF FACE OF FINISH				
DN DOWN	FOF FACE OF FINISH				
DP DAMPROOFING	FOF FACE OF FINISH				
DR DOOR	FOF FACE OF FINISH				
DS DOWN SPOUT	FOF FACE OF FINISH				
DT DRAIN TILE	FOF FACE OF FINISH				
DWG DRAWING	FOF FACE OF FINISH				

ARCHITECTURAL SYMBOLS

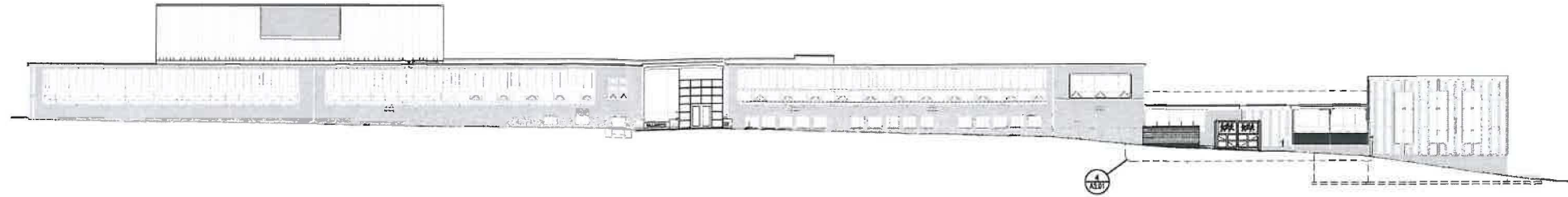
	DRAWING ORIENTATION NORTH
	ROOM NAME & NUMBER
	DOOR OR WINDOW TYPE
	KEYNOTE REFERENCE
	CEILING PLANE HEIGHT - ALL REFERENCES TO FINISH FLOOR ELEVATION
	INTERIOR FINISH TYPE
	HORIZONTAL ELEVATION PLANE HEIGHT - ALL REFERENCES TO F.F.E.
	SPOT ELEVATION - ALL REFERENCES TO F.F.E.
	WALL TYPE WITH RATING WHERE APPLICABLE
	DOOR NUMBER - SEE DOOR SCHEDULE
	RELITE NUMBER - SEE RELITE SCHEDULE
	GRID LINE
	DRAWING NUMBER
	BUILDING SECTION
	SHEET NUMBER
	WALL SECTION
	DRAWING NUMBER
	SHEET NUMBER
	EXTERIOR ELEVATION
	DRAWING NUMBER
	INTERIOR ELEVATION
	SHEET NUMBER
	DETAIL NUMBER
	SHEET NUMBER
	REVISION CLOUD

VICINITY MAP





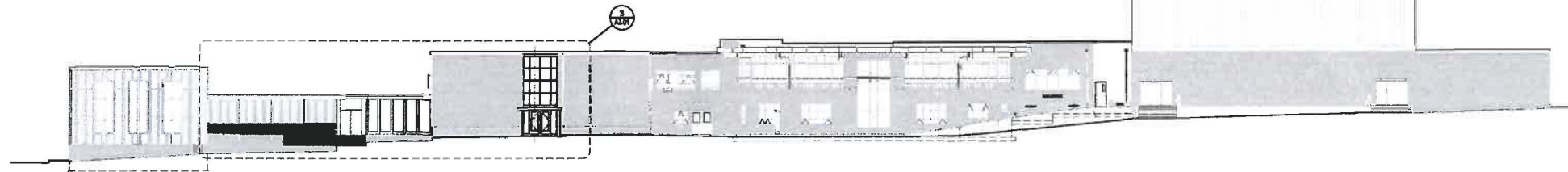
(E) 12TH ST TRASH AREA 9
SCALE: 1/8" = 1'-0"



12TH ST ELEVATION 8
SCALE: 1/8" = 1'-0"



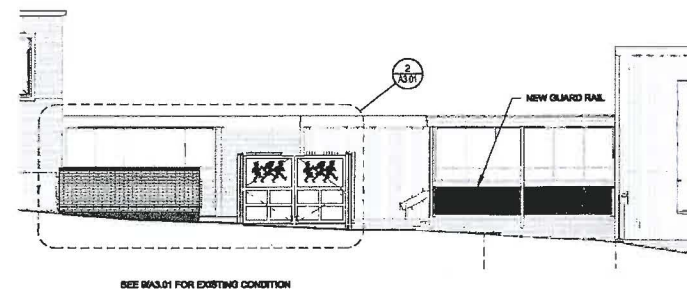
(E) WEST WINDOWS 7
SCALE: 1/8" = 1'-0"



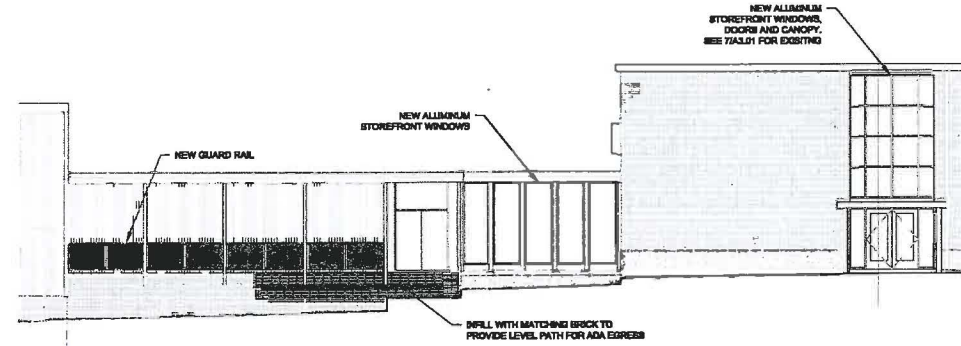
OVERALL WEST ELEVATION 6
SCALE: 1/8" = 1'-0"



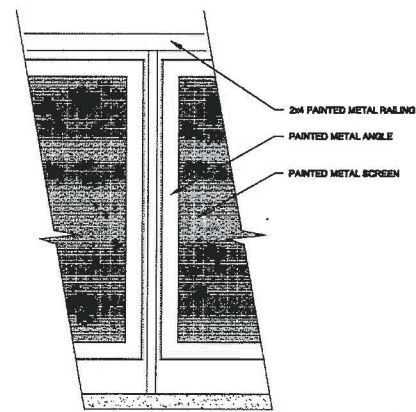
(E) 2ND STORY WINDOW 5
SCALE: 1/8" = 1'-0"



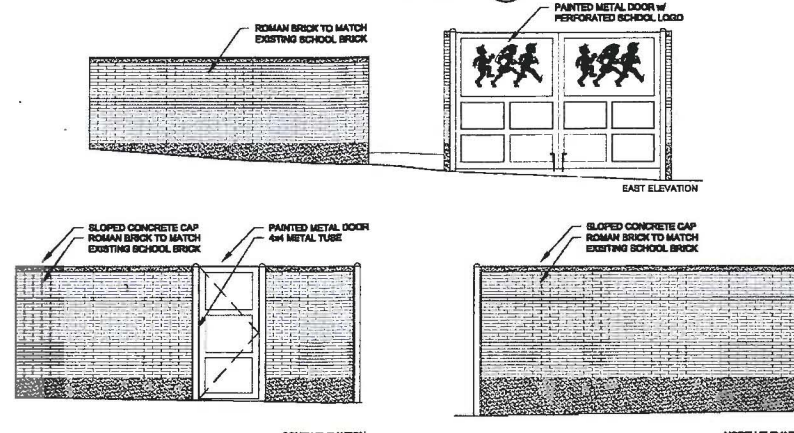
WEST EXTERIOR ELEVATION 4
SCALE: 1/8" = 1'-0"



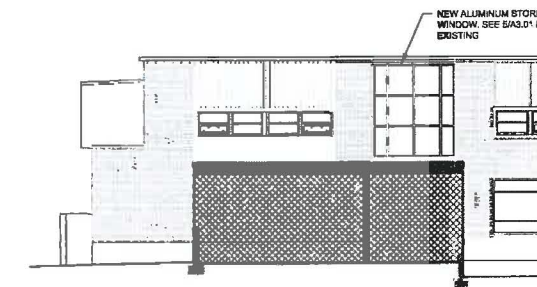
WEST EXTERIOR ELEVATION 3
SCALE: 1/8" = 1'-0"



RAILING DETAIL 4
SCALE: 1 1/2" = 1'-0"



RECYCLING/ TRASH AREA ELEVATION 2
SCALE: 1/4" = 1'-0"



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



ARCHITECTURE • INTERIORS • PLANNING

DULL OLSON WEEKS
architects inc.

507 10th Street, Portland, Oregon 97204
P: (503) 724-1000 F: (503) 773-1000 www.dow.com

WILAMETTE PRIMARY SCHOOL IMPROVEMENTS

West Linn Wilsonville School District

1403 12th Street, West Linn, OR 97068

t: (503) 000 0000

f: (503) 000 0000

key plan

phase	
date	February 14, 2012
revisions	

project # 11070

Exterior Elevations

A3.01

SHEET NOTES:

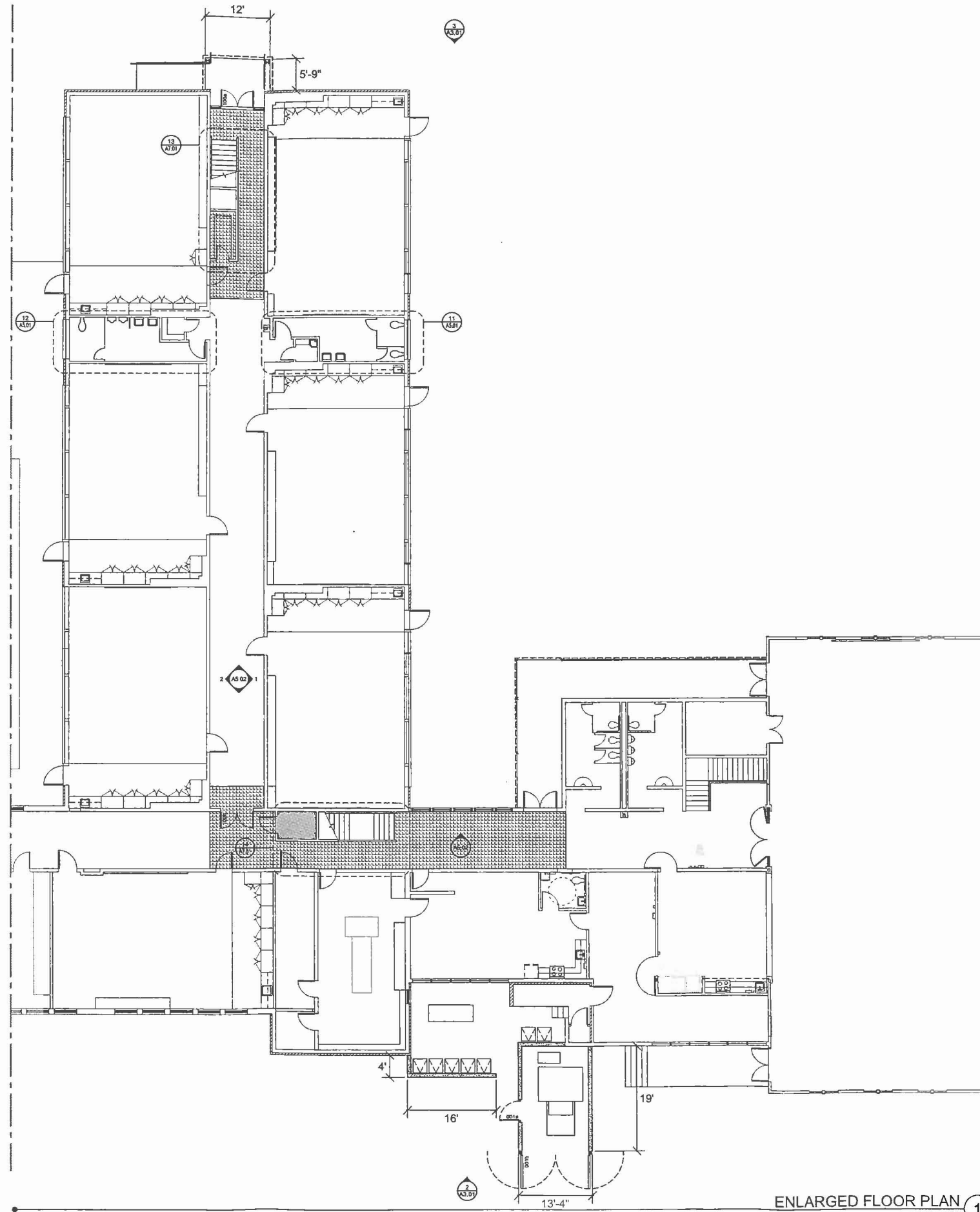
- A. DOORS NOT LOCATED BY DIMENSION ARE TO BE CENTERED IN WALLS AS SHOWN OR LOCATED 4" FROM FACE OF STUD TO FACE OF JAMB.
- B. PATCH EXISTING WALLS, FLOORS AND CEILINGS DISTURBED DURING DEMOLITION AND REMODEL WORK TO MATCH ADJACENT MATERIAL, FINISH AND COLOR TO THE NEAREST ARCHITECTURAL BREAK TO RESULT IN A COMPLETE AND FINISHED APPEARANCE.
- C. ALL INTERIOR WALL ASSEMBLIES TO EXTEND TO ROOF DECK UNLESS OTHERWISE NOTED.
- D. MASONRY DIMENSIONS ARE NOMINAL. COORDINATE ACTUAL ROUGH OPENING MASONRY DIMENSIONS.
- E. DIMENSIONS AT RELITES ARE TO CENTER OF ASSEMBLY UNLESS OTHERWISE NOTED.
- F. DIMENSIONS SHOW ARE TO FACE OF STUD, FACE OF MASONRY OPENING OR CENTERLINE OF COLUMN - UNLESS OTHERWISE NOTED.
- G. PROVIDE WALLBOARD AS FOLLOWS:
 1. WALLBOARD - AT ALL INTERIOR VERTICAL SURFACES AND CEILING, UNLESS OTHERWISE NOTED.
 2. MOISTURE-RESISTANT WALLBOARD ON VERTICAL SURFACES AND CEILING AT TOILET ROOM A007, TOILET ROOM A103, TOILET ROOM A104, AND KITCHEN A006, UNLESS OTHERWISE NOTED.
 3. IMPACT-RATED WALLBOARD - AT EXISTING HALLWAYS 012, 013, 101, 102, 102, 102, AND ENTRY 143 UP TO 4' ABOVE FINISHED FLOOR.
 4. EXTERIOR SHEATHING BOARD - EXTERIOR SHEATHING, UNLESS OTHERWISE NOTED.

LEGEND:

- WALL TYPE IN NON-BEARING PARTITION - FOR REFERENCE ONLY
- WALL CONSTRUCTION TYPE - SEE A0 03
- FIRE RATED CONSTRUCTION DESIGNATION (IN HOURS)
- VCT-1
- CPT-1
- CONCRETE SLAB

WALL TYPE NOTES:

- A. NOTED WALL TYPES DEPICT TYPICAL WALL CONSTRUCTION. SEE ELEVATIONS, SECTIONS, AND DETAILS FOR ADDITIONAL INFORMATION.
- B. SEE INTERIOR ELEVATIONS FOR LOCATION AND EXTENTS OF APPLIED WALL FINISHES.
- C. WHERE A LENGTH OF WALL IS INTERSECTED BY PERPENDICULAR WALLS, WALL TYPE TO BE CONTINUOUS BETWEEN TAGS UNLESS OTHERWISE NOTED.



ENLARGED FLOOR PLAN 1
SCALE: 1/8" = 1'-0"



ARCHITECTURE - INTERIORS - PLANNING

DULL OLSON WEEKES architects inc.

107 SW STARK STREET - PORTLAND, OREGON 97201
t: (503) 224-8900 / f: (503) 227-8112 / www.doww.com

WILAMETTE PRIMARY SCHOOL IMPROVEMENTS

West Linn Wilsonville School District

1403 12th Street, West Linn, OR 97068
t: (503) 000 0000
f: (503) 000 0000

key plan

phase	
date	February 14, 2012
revisions	
project #	11070

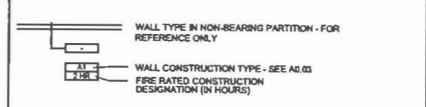
Lower Floor Plan

A2.20

SHEET NOTES:

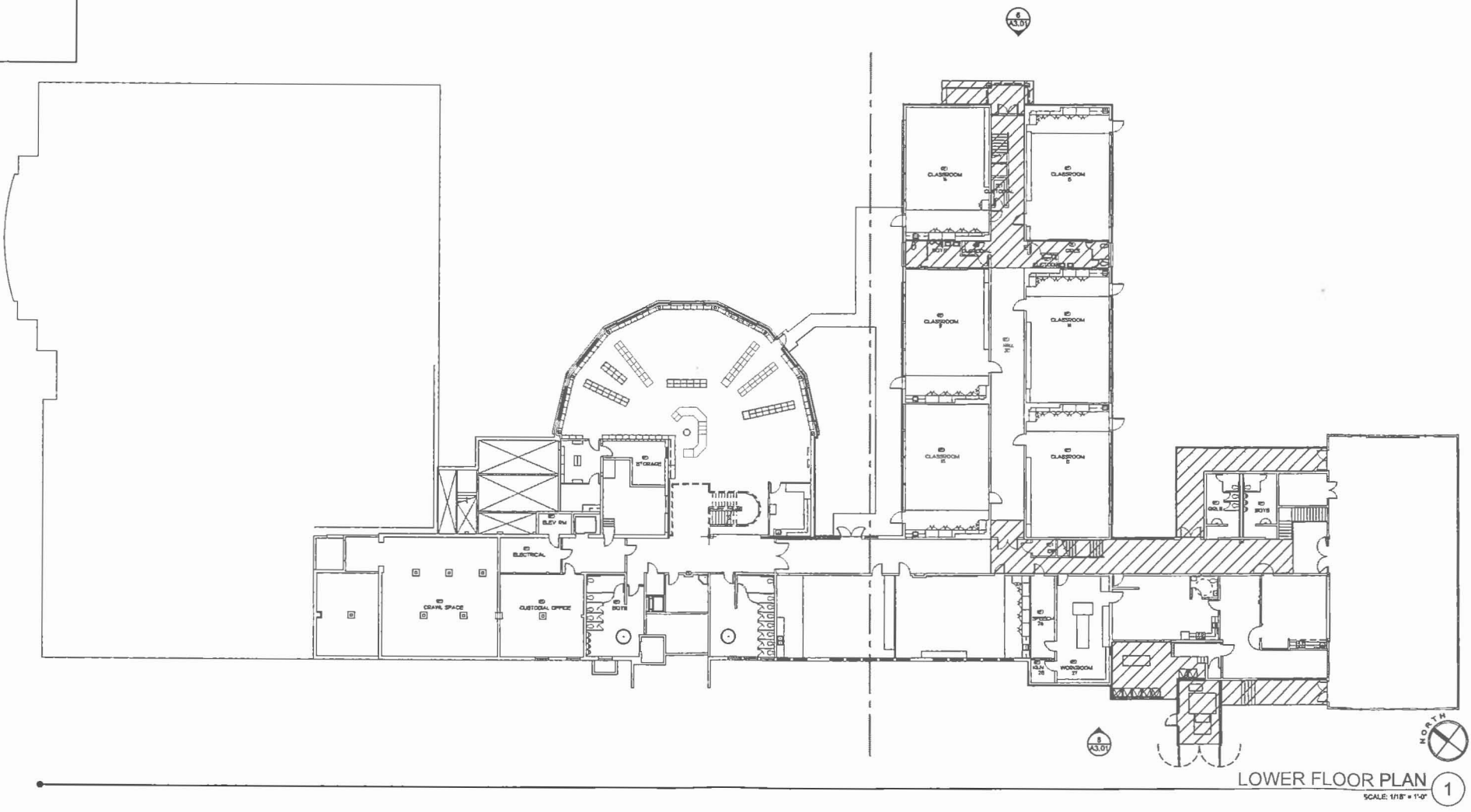
- A. DOORS NOT LOCATED BY DIMENSION ARE TO BE CENTERED IN WALLS AS SHOWN OR LOCATED 4" FROM FACE OF STUD TO FACE OF JAMB.
- B. PATCH EXISTING WALLS, FLOORS AND CEILINGS DISTURBED DURING DEMOLITION AND REMODEL WORK TO MATCH ADJACENT MATERIAL, FINISH AND COLOR TO THE NEAREST ARCHITECTURAL BREAK TO RESULT IN A COMPLETE AND FINISHED APPEARANCE.
- C. ALL INTERIOR WALL ASSEMBLIES TO EXTEND TO ROOF DECK UNLESS OTHERWISE NOTED.
MASONRY DIMENSIONS ARE NOMINAL. COORDINATE ACTUAL ROUGH OPENING MASONRY DIMENSIONS.
- E. DIMENSIONS AT RELITES ARE TO CENTER OF ASSEMBLY UNLESS OTHERWISE NOTED.
- F. DIMENSIONS SHOW ARE TO FACE OF STUD, FACE OF MASONRY OPENING OR CENTERLINE OF COLLAM - UNLESS OTHERWISE NOTED.
- G. PROVIDE WALLBOARD AS FOLLOWS:
 1. WALLBOARD - AT ALL INTERIOR VERTICAL SURFACES AND CEILING, UNLESS OTHERWISE NOTED.
 2. MOISTURE-RESISTANT WALLBOARD ON VERTICAL SURFACES AND CEILING AT TOILET ROOM A207, TOILET ROOM A103, TOILET ROOM A104, AND KITCHEN A006, UNLESS OTHERWISE NOTED.
 3. IMPACT-RATED WALLBOARD - AT EXISTING HALLWAYS 012, 013, 101, 102, 102, AND ENTRY 143 UP TO 4' ABOVE FINISHED FLOOR.
 4. EXTERIOR SHEATHING BOARD - EXTERIOR SHEATHING, UNLESS OTHERWISE NOTED.

LEGEND:



WALL TYPE NOTES:

- A. NOTED WALL TYPES DEPICT TYPICAL WALL CONSTRUCTION. SEE ELEVATIONS, SECTIONS, AND DETAILS FOR ADDITIONAL INFORMATION.
- B. SEE INTERIOR ELEVATIONS FOR LOCATION AND EXTENTS OF APPLIED WALL FINISHES.
- C. WHERE A LENGTH OF WALL IS INTERSECTED BY PERPENDICULAR WALLS, WALL TYPE TO BE CONTINUOUS BETWEEN TAGS UNLESS OTHERWISE NOTED.



ARCHITECTURE - INTERIORS - PLANNING

DULL OLSON WEEKER architects inc.

102 1/2 W. STARK STREET, PORTLAND, OREGON 97205
t: 503 224 4850 f: 503 223 0192 www.dowa.com

WILLAMETTE PRIMARY SCHOOL IMPROVEMENTS

West Linn Wilsonville School District

1403 12th Street, West Linn, OR 97068

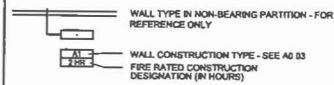
t: (000) 000 0000

f: (000) 000 0000

SHEET NOTES:

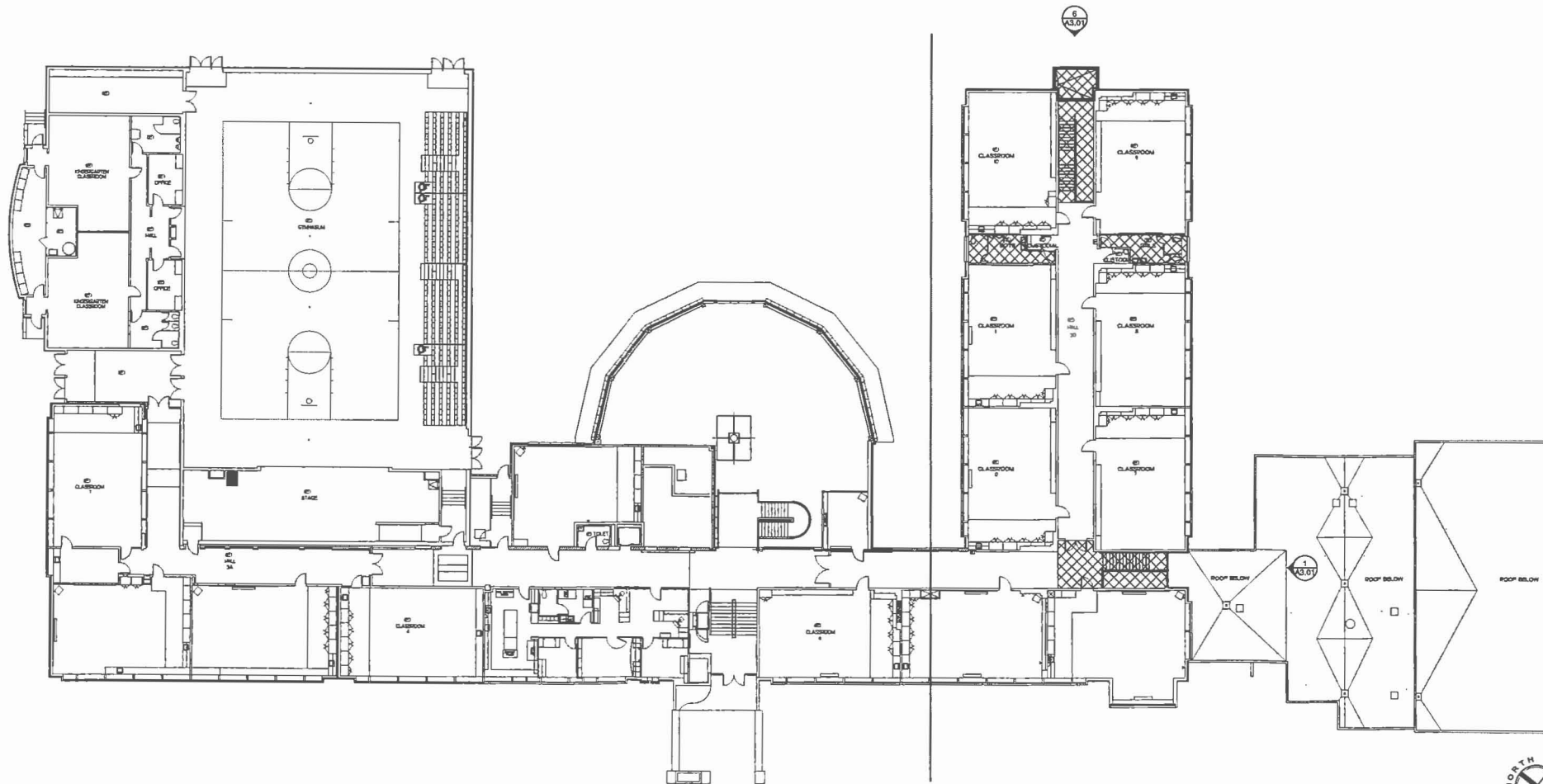
- A. DOORS NOT LOCATED BY DIMENSION ARE TO BE CENTERED IN WALLS AS SHOWN OR LOCATED 4" FROM FACE OF STUD TO FACE OF JAMB
- B. PATCH EXISTING WALLS, FLOORS AND CEILINGS DISTURBED DURING DEMOLITION AND REMODEL WORK TO MATCH ADJACENT MATERIAL, FINISH AND COLOR TO THE NEAREST ARCHITECTURAL BREAK TO RESULT IN A COMPLETE AND FINISHED APPEARANCE.
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- G. PROVIDE WALLBOARD AS FOLLOWS
 1. WALLBOARD - AT ALL INTERIOR VERTICAL SURFACES AND CEILING, UNLESS OTHERWISE NOTED.
 2. MOISTURE-RESISTANT WALLBOARD ON VERTICAL SURFACES AND CEILING AT TOILET ROOM A207, TOILET ROOM A108, TOILET ROOM A104, AND KITCHEN A205, UNLESS OTHERWISE NOTED.
 3. IMPACT-RATED WALLBOARD - AT EXISTING HALLWAYS 012, 013, 101, 102, 152, AND ENTRY 143 UP TO 4' ABOVE FINISHED FLOOR.
 4. EXTERIOR SHEATHING BOARD - EXTERIOR SHEATHING, UNLESS OTHERWISE NOTED.

LEGEND:



WALL TYPE NOTES:

- A. NOTED WALL TYPES DEPICT TYPICAL WALL CONSTRUCTION. SEE ELEVATIONS, SECTIONS, AND DETAILS FOR ADDITIONAL INFORMATION.
- B. SEE INTERIOR ELEVATIONS FOR LOCATION AND EXTENTS OF APPLIED WALL FINISHES.
- C. WHERE A LENGTH OF WALL IS INTERSECTED BY PERPENDICULAR WALLS, WALL TYPE TO BE CONTINUOUS BETWEEN TAGS UNLESS OTHERWISE NOTED.



OVERALL FLOOR PLAN 1
SCALE: 1/16"=1'-0"



ARCHITECTURE - INTERIORS - PLANNING

DULL OLSON WEEBES
architect inc.

WE 500 STATE STREET, PORTLAND, OREGON 97205
T 503 228 8550 F 503 223 8112 www.dowa.com

WILLAMETTE PRIMARY SCHOOL IMPROVEMENTS

West Linn Wilsonville School District

1403 12th Street, West Linn, OR 97068

t: (503) 000 0000

f: (503) 000 0000

key plan

phase	
date	February 14, 2012
revisions	

project # | 11070
Floor Plan

A2.01

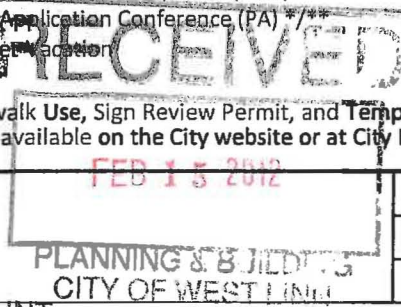
DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>Tom Soppe</i>	PROJECT NO(S). <i>CU-12-03 / DR-12-07</i>	
NON-REFUNDABLE FEE(S) <i>200 / 300</i>	REFUNDABLE DEPOSIT(S) <i>1500 / 1050</i>	TOTAL <i>6050</i>

Type of Review (Please check all that apply):

- | | | |
|--|---|--|
| <input type="checkbox"/> Annexation (ANX) | <input type="checkbox"/> Historic Review | <input type="checkbox"/> Subdivision (SUB) |
| <input type="checkbox"/> Appeal and Review (AP) * | <input type="checkbox"/> Legislative Plan or Change | <input type="checkbox"/> Temporary Uses * |
| <input checked="" type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Lot Line Adjustment (LLA) */** | <input type="checkbox"/> Time Extension * |
| <input checked="" type="checkbox"/> Design Review (DR) | <input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan) | <input type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Easement Vacation | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP) |
| <input type="checkbox"/> Final Plat or Plan (FP) | <input type="checkbox"/> Pre-Application Conference (PA) */** | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG) |
| <input type="checkbox"/> Flood Management Area | <input type="checkbox"/> Street Vacation | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Hillside Protection & Erosion Control | | |

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.



Site Location/Address: 1403 12 TH STREET WEST LINN OREGON 97068	Assessor's Map No.: 31E02BA06300
	Tax Lot(s): 6300
	Total Land Area: 3.58 acres

Brief Description of Proposal: REPLACE LEAKING WINDOWS, PROVIDE ADA EGRESS, ENCLOSE TRASH AREA, PROVIDE LANDSCAPE AND SITE IMPROVEMENTS

Applicant Name: TIM WOODLEY <small>(please print)</small>	Phone: 503-673-7995
Address: 2755 SW BORLAND RD	Email: woodleyt@wlwv.k12.or.us
City State Zip: TUALATIN, OR 97062	

Owner Name (required): WEST LINN WILSONVILLE <small>(please print)</small>	Phone: 503-673-7995
Address: 22210 SW STAFFORD RD	Email: woodleyt@wlwv.k12.or.us
City State Zip: TUALATIN, OR 97062	

Consultant Name: TRAVIS BUTLER, DOWA-IBI GROUP <small>(please print)</small>	Phone: 503-226-6950
Address: 907 SW STARK ST	Email: travis.butler@dowa-ibigroup.com
City State Zip: PORTLAND OR 97205	

- All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billing.
 - The owner/applicant or their representative should be present at all public hearings.
 - A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
 - Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application. One (1) complete set of digital application materials must also be submitted on CD in PDF format. If large sets of plans are required in application please submit only two sets.
- * No CD required / ** Only one hard-copy set needed

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

	<i>2-15-12</i>		<i>2-15-12</i>
Applicant's signature	Date	Owner's signature (required)	Date

**PARSONS
BRINCKERHOFF**

400 SW Sixth Avenue Suite 802
Portland, OR 97204

Transmittal

Tel: (503) 274-8772
Fax: (503) 274-1412

to: Tom Soppe **from:** Keith Liden

City of West Linn Planning Department **date:** 2.15.12

22500 Salamo Road **project:** Willamette Primary School CU/DR I

West Linn, OR 97068 **file number:**

via: mail messenger fed-ex

for your: Information/use approval review/comment

the following: shop drawings copy of letter prints change order plans samples specifications CD application packages

Signed application form	1	2.15.12
Public notice and WNA meeting minutes	1	-
CD of all materials and WMA meeting audio	1	-
Application packet including:	4	2.15.12
1. Narrative		
2. Plan sheets (full size) – Cover Sheet, L100, L101, A2.01, A2.02, A2.20, and A3.01		
3. Plan sheets (11x17 reductions)		
4. Attachment A – Compactor Information		

Comments:

Fee to be paid by contacting the District – Amy Berger 503.673.7195

Thank you!

Keith Liden, 503.224.4066 / liden@pbworld.com

copy to:

amas County School District 3Jt
 Linn-Wilsonville Public Schools
 ADMINISTRATION BUILDING
 SW Stafford Rd.
 Linn, Oregon 97062

Val



To Our Neighbor at:
 1968 6TH ST
 WEST LINN 97068

NIXIE 970 DE 1 00 12/21/11
 RETURN TO SENDER
 ATTEMPTED - NOT KNOWN
 UNABLE TO FORWARD
 BC: 97062779910 *0129-03915-15-36
 97062779910 97062779910

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature <i>X [Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee B. Received by (Printed Name) <i>ARON HELWIGS</i> C. Date of Delivery <i>12-17-11</i> D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:
1. Article Addressed to: <i>BETH SMOLENS 1852 4TH AVE WEST LINN OR 97068</i>	3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D. 4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes
2. Article Number (Transfer from service label) PS Form 3811, February 2004	7010 0780 0001 6155 5086 Domestic Return Receipt 102585-02-M-154

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OFFICIAL USE
 WEST LINN OR 97068

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Return Receipt Fee (Endorsement Required)	\$2.30
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 5.59



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 City, State, ZIP+4

UNITED STATES POSTAL SERVICE

POST CARD OR



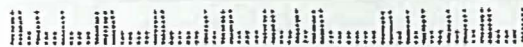
First-Class Mail
Postage & Fees Paid
Permit No. G-10

17 DEC 2011 PMS

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REMO DOUGLAS
2755 SW BORLAND RD
TUALATIN OR 97062

301



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- For an additional fee, a *Return Receipt* may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS[®] postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "Restricted Delivery".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

IMPORTANT: Save this receipt and present it when making an inquiry.
PS Form 3800, August 2005 (Reverse) PSN 7530-02-000-9047



West Linn – Wilsonville Schools

PUBLIC NOTICE

THE PUBLIC IS INVITED to attend a Willamette Neighborhood Association Meeting to discuss the proposed Interior Renovations and Learning Garden Project at West Linn – Wilsonville School District's Willamette Primary School Site

**January 11, 2012 at 7:00 pm
Pacific West Bank
2040 8th Avenue
West Linn, OR 97068**

Property Information:

- **LOCATION:** Willamette Primary School
- **ADDRESS:** 1403 12th St
West Linn, OR 97068
- **DESCRIPTION:** Parcel Number 00749382
Assessor's Map 31E02BA06300

Site Improvement Description:

The major elements of this site improvement work include:

- Interior renovation
- Window replacement
- Construction of learning garden

This is an informal meeting to discuss the site improvements planned for the Willamette Primary School site. This meeting is in support of a Conditional Use and Class I Design Review application to the city of West Linn. The plan may be modified or altered prior to actual submittal.

For further information, please contact Amy Berger, West Linn – Wilsonville School District 504-673-7195; or visit us on the web at www.bond.wlww.k12.or.us

Notice Dated December 16, 2011

Department of Operations
2755 SW Borland Road • Tualatin OR 97062 • 503-673-7995 • www.wlww.k12.or.us

AFFIDAVIT

I, Tim Woodley so hereby solemnly attest that the following statement is true.

A copy of the letter to officers of the Willamette Neighborhood Association and property owners within 500 feet of the proposed structure was mailed on December 16, 2011. A copy of the mailing list with names and addresses is attached.

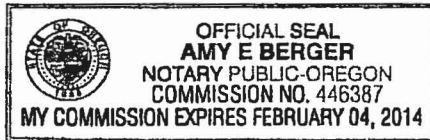
Tim Woodley: *Tim K. Woodley* Date: 1.19.12

State of Oregon

County of Clackamas

Signed or attested before me on January 19, 2012
by Tim Woodley, Notary Public State of Oregon.
My Commission expires: Feb 4, 2014

Notary: *Amy Berger*



To Our Neighbor at:
1889 WILLAMETTE FALLS DR
WEST LINN 97068

To Our Neighbor at:
1849 WILLAMETTE FALLS DR
WEST LINN 97068

To Our Neighbor at:
1969 WILLAMETTE FALLS DR
WEST LINN 97068

To Our Neighbor at:
1403 12TH ST
WEST LINN 97068

To Our Neighbor at:
1870 5TH AVE
WEST LINN 97068

To Our Neighbor at:
1891 5TH AVE
WEST LINN 97068

To Our Neighbor at:
1888 6TH AVE
WEST LINN 97068

To Our Neighbor at:
1521 11TH ST
WEST LINN 97068

To Our Neighbor at:
2062 5TH AVE
WEST LINN 97068

To Our Neighbor at:
2014 WILLAMETTE FALLS DR
WEST LINN 97068

To Our Neighbor at:
1877 WILLAMETTE FALLS DR
WEST LINN 97068

To Our Neighbor at:
1833 WILLAMETTE FALLS DR
WEST LINN 97068

To Our Neighbor at:
1949 WILLAMETTE FALLS DR
WEST LINN 97068

To Our Neighbor at:
1330 10TH ST
WEST LINN 97068

To Our Neighbor at:
1549 12TH ST
WEST LINN 97068

To Our Neighbor at:
1744 4TH AVE
WEST LINN 97068

To Our Neighbor at:
1728 6TH AVE
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To Our Neighbor at:
1740 6TH AVE
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To Our Neighbor at:
1201 12TH ST
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1831 6TH AVE
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WEST LINN 97068

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1817 WILLAMETTE FALLS DR
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1919 WILLAMETTE FALLS DR
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1980 WILLAMETTE FALLS DR
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To Our Neighbor at:
1820 WILLAMETTE FALLS DR
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1742 WILLAMETTE FALLS DR
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To Our Neighbor at:
1785 WILLAMETTE FALLS DR
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To Our Neighbor at:
1731 WILLAMETTE FALLS DR
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To Our Neighbor at:
1242 13TH ST
WEST LINN 97068

To Our Neighbor at:
1818 6TH AVE
WEST LINN 97068

To Our Neighbor at:
2057 WILLAMETTE FALLS DR
WEST LINN 97068

To Our Neighbor at:
1892 6TH AVE
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To Our Neighbor at:
1862 4TH AVE
WEST LINN 97068

To Our Neighbor at:
2008 WILLAMETTE FALLS DR
WEST LINN 97068

To Our Neighbor at:
1793 8TH AVE
WEST LINN 97068

To Our Neighbor at:
1860 WILLAMETTE FALLS DR
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To Our Neighbor at:
1795 WILLAMETTE FALLS DR
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To Our Neighbor at:
1705 WILLAMETTE FALLS DR
WEST LINN 97068

To Our Neighbor at:
1722 5TH AVE
WEST LINN 97068

To Our Neighbor at:
1830 6TH AVE
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To Our Neighbor at:
1882 5TH AVE
WEST LINN 97068

To Our Neighbor at:
2011 5TH AVE
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To Our Neighbor at:
1738 5TH AVE
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To Our Neighbor at:
1832 WILLAMETTE FALLS DR
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To Our Neighbor at:
1754 WILLAMETTE FALLS DR
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To Our Neighbor at:
1880 WILLAMETTE FALLS DR
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To Our Neighbor at:
1751 WILLAMETTE FALLS DR
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To Our Neighbor at:
2075 WILLAMETTE FALLS DR
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To Our Neighbor at:
1920 6TH AVE
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To Our Neighbor at:
1204 12TH ST
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1819 6TH AVE
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AFFIDAVIT

I, Tim Woodley so hereby solemnly attest that the following statement is true.

Signage for the public notice of the West Linn – Wilsonville School District land use application presentation to the Willamette Neighborhood Association was posted on December 16, 2011. A copy of sign is attached.

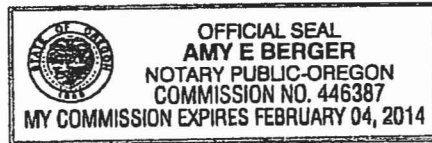
Tim Woodley: Tim K. Woodley Date: 1.19.12

State of Oregon

County of Clackamas

Signed or attested before me on January 19, 2012
by Tim K. Woodley, Notary Public State of Oregon.
My Commission expires: Feb 4, 2014

Notary: Amy Berger





West Linn – Wilsonville Schools

PUBLIC NOTICE

THE PUBLIC IS INVITED to attend a Willamette Neighborhood Association

Meeting to discuss the proposed Interior Renovations and Learning Garden Project at West Linn – Wilsonville School District's Willamette Primary School Site

**January 11, 2012 at 7:00 pm
Pacific West Bank
2040 8th Avenue
West Linn, OR 97068**

Property Information:

- LOCATION: Willamette Primary School
- ADDRESS: 1403 12th St
West Linn, OR 97068
- DESCRIPTION: Parcel Number 00749382
Assessor's Map 31E02BA06300

Site Improvement Description:

The major elements of this site improvement work include:

- Interior renovation
- Window replacement
- Construction of learning garden

This is an informal meeting to discuss the site improvements planned for the Willamette Primary School site. This meeting is in support of a Conditional Use and Class I Design Review application to the city of West Linn. The plan may be modified or altered prior to actual submittal.

For further information, please contact Amy Berger, West Linn – Wilsonville School District 504-673-7195; or visit us on the web at www.bond.wlww.k12.or.us

Notice Dated December 16, 2011

Willamette Neighborhood Association

Willamette Neighborhood Association

Pacific West Bank

Date: January 11, 2012

Call to order at 7:05PM

Attendance:

Beth Smolens (formerly Kieres), Jim Milne, Elizabeth Rocchia, Elizabeth Hall, Shannen Knight, Julia Simpson, Travis Butler, Remo Douglas, Kevin Bryck

Minutes from November 9, 2011 reviewed and accepted.

Treasurer's Report (Elizabeth Rocchia)

a. US Bank balance: \$2,901.28

Checks Written:

WL/WVL School District for Yoga: \$163.87

Lindsey George: \$200.00

b. Pacific West Bank balance: \$250.89

Speakers:

Willamette Primary School, West Linn - Wilsonville School District presented Class 1 Design review for new proposed learning garden.

Motion:

WNA approves the addition of the learning gardens and the capital improvements on the school. Motion Passed. Unanimous.

Speakers:

Robinwood Neighborhood Association member Kevin Bryck presented current activity addressing the Lake Oswego Water Treatment Facility proposed in the neighborhood.

Motion:

WNA urges the West Linn City Council to support the efforts of the RNA- GNC- in addressing the mitigation proposals presented to the LOTWP- Lake Oswego Tigard Water Partnership. Motion Passed. Unanimous.

Old Business:

Mailbox/PostBox Placement

Follow up on earlier discussions regarding mailbox/post box placement in Willamette on 12th and WFD.

No options for the post box to be moved to accommodate drive-up mail deposits.

New Business:

Willamette Neighborhood Association

Letter of Support to Willamette Falls Heritage Coalition

Motion:

Elizabeth Smolens to write a letter of support for Willamette Falls Heritage Coalition. Motion Passed. Unanimous.

Elizabeth Rocchia presents photos of paper boxes/advertising bins in Willamette

Motion:

The WNA represented by Elizabeth Rocchia will address the proliferation of advertising materials in bright containers (tabloid materials) as it clutters sidewalks, planters and is not aesthetically pleasing to the historic appeal.

Motion Passed. Unanimous.

Meeting Adjourned 9:00 PM

Respectfully Submitted by,

Elizabeth Hall, Secretary