



PLANNING COMMISSION PUBLIC HEARING

DATE: JUNE 16, 2010

FILE NO.: CUP-10-02/DR-10-03/VAR-10-04/MIS-10-06

REQUEST: Conditional Use and Class I Design Review approval for an addition, outdoor improvements and modifications to existing facades of Bolton Primary School; approval to enlarge/alter a non-conforming structure and related Class II Variance pertaining to parking requirements and building coverage.

APPROVAL

CRITERIA: Community Development Code (CDC) Chapter 60, Conditional Uses; Chapter 55, Design Review; Chapter 66, Non-Conforming Structures; and Chapter 75, Variance.

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**CITY OF WEST LINN PLANNING
& DEVELOPMENT
STAFF REPORT**

TO: West Linn Planning Commission (for June 16, 2010 meeting)

FROM: West Linn Planning Staff (Tom Soppe, Associate Planner)

DATE: Report completed June 2, 2010

FILE NO: CUP-10-02/DR-10-03/VAR-10-04/MIS-10-06

SUBJECT: Conditional Use and Class I Design Review approval for an addition, façade modifications, and outdoor improvements to Bolton Primary School as well as approval to enlarge/alter a Non-Conforming Structure and for Class II Variance, related to parking and building coverage requirements.

Planning Director's Initials _____ City Engineer's Initials _____

SPECIFIC DATA

**OWNER/
APPLICANT:** Tim Woodley, Director of Operations, West Linn-Wilsonville School District, P.O. Box 35, West Linn, OR 97068

CONSULTANTS: Keith Liden, AICP, Parsons Brinckerhoff, 400 SW 6th Ave., Ste. 802, Portland, OR 97204 and Thea Wayburn, Dull Olson Weekes Architects, 907 SW Stark St., Portland, OR 97205

LOCATION: 5933 Holmes Street (Bolton Primary School)

SITE SIZE: 3.3 acres

**LEGAL
DESCRIPTION:** Clackamas County Assessor's Map 2-2E-30BC, Tax Lot 2300

ZONING: R-10

**COMP PLAN
DESIGNATION:** Low Density Residential

120-DAY

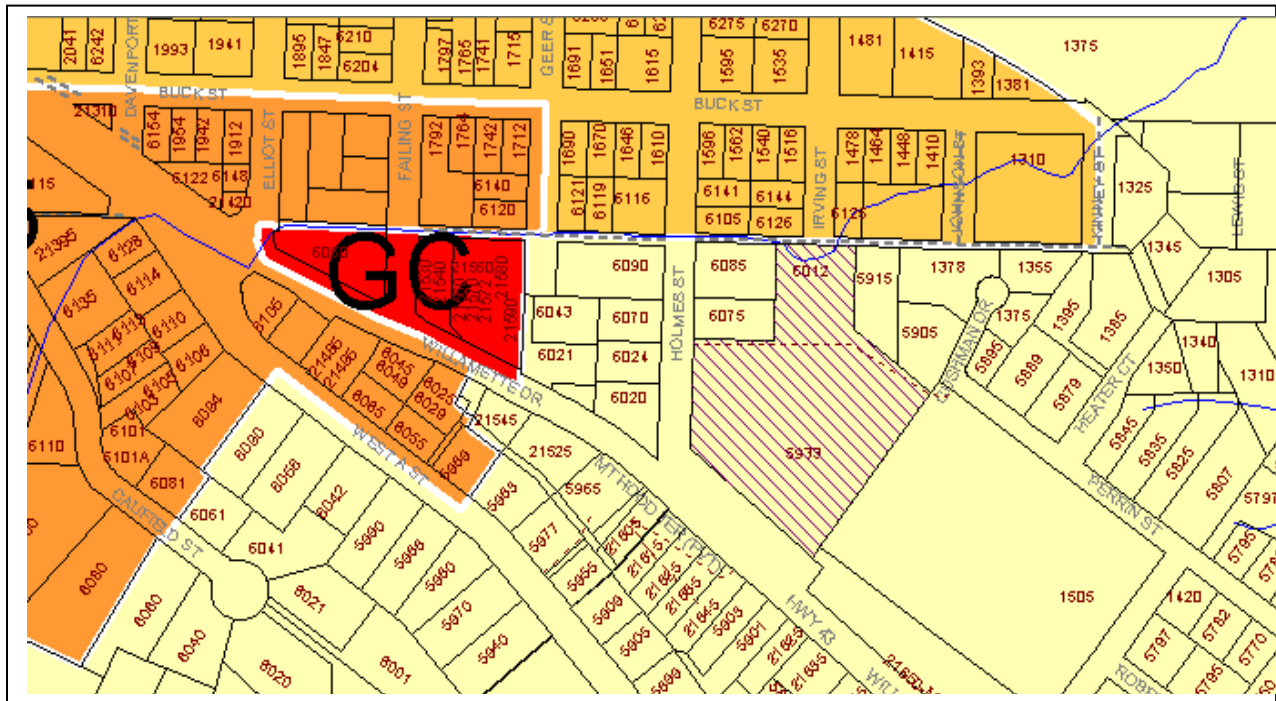


PERIOD: The application was complete upon the submittal of materials on May 12, 2010. Therefore, the 120-day application processing period ends on September 9, 2010.

PUBLIC NOTICE: Public notice was mailed to the Bolton Neighborhood Association and to affected property owners on May 20, 2010. The property was posted with a sign on May 21, 2010. In addition, the application has also been posted on the City’s website. Therefore, notice requirements have been satisfied.

EXECUTIVE SUMMARY:

The subject property, highlighted with diagonal lines on the following map, is owned by the West Linn-Wilsonville School District. The Bolton Primary School building has occupied the site since the 1950s and has been used as a public school during the entire time. The front of the school is oriented to Holmes Street.



Vicinity/Zoning Map (Red Lines Denote Site; Light Yellow is R-10 District; Orange is R 4.5; and Tan is R-5)

Site Conditions. The 3.3 acre site is fairly level but generally slopes downhill to the east, with the easternmost corner being about 17 feet lower than the westernmost corner. The school and surrounding parking and recreational areas cover the entire site (see Page 41, Exhibit PC 6, the Existing Site Plan, Map C1.00). The school building is set diagonally in relation to the cardinal directions, matching the trajectory of the adjacent Holmes Street/Willamette Drive right-of-way. It is a rambling, brick structure typical of 1950’s-style public school architecture; it has two-level in



some areas and one-level in others, with a total square footage of 53,220. The building is shaped like a lop-sided U with a courtyard area in the middle. Within this courtyard are some recreational outdoor areas; other hardscape outdoor recreational areas cover much of the square shaped area to the north along with a long outbuilding. Lawn and some trees occupy much of the area on the west side of the building and some areas within the courtyard and along the northeast side.

A service driveway enters the site from Holmes Street and exits on Perrin Street near the northeast corner of the site. A single family home, located at 5915 Perrin Street, is accessed from this service drive. Another driveway comes off of Holmes Street at the south corner of the site near Willamette Drive and adjacent to the park. Near here, along the park is the closest street connection to Willamette Drive. There is parking along the northern service driveway near the northeast corner of the building, and the southern service drive becomes a parking lot near the front door of the school.

There are currently 309 students and 40 staff at the school.

Project Description. The applicant proposes a 2,483 square foot addition to contain the school library located in what is currently the space between two existing wings of the building (see Page 42, Exhibit PC 6, Map C1.01). Several interior changes are proposed for the school but they will not result in a net increase in classrooms or administrative offices. The only part of the remodeling project that would be visible from the outdoors is the addition of multiple new windows on the southwest and southeast sides of the building (referred to as the south and east elevations respectively in the applicant's plans, but more precisely described as southwest and southeast due to the diagonal layout of the building). There will be a new stormwater swale and landscaping and design improvements outside the library addition, including a compact outdoor amphitheater. A total of 14 bike spaces are proposed to be located under cover by the front entrance and at the northwest end of the school (see Page 42, Exhibit PC 6, Map C1.01). On Map C1.01 the 12 proposed covered spaces are labeled "Existing bike parking (12 spaces)", but the applicant's representative has confirmed that this should have read "Proposed bike parking (12 spaces)". Currently there are 6 uncovered bicycle spaces located where the library addition is proposed.

Surrounding Land Use. All areas immediately surrounding the site are zoned R-10, except the areas bordering the north end of the site (across the creek) to the north, which are zoned R-5 (see the proceeding Vicinity /Zoning Map). Except for Hammerle Park, which borders the site to the southeast, all of the R-10 areas nearby contain single-family homes. One block to the northwest along Willamette Drive is a two-block long stretch of General Commercial zoning which contains a small commercial strip center and several other relatively small business buildings. Surrounding this to the west, north, and immediate south is an area of R-4.5 zoning located west of the R-5 zoned area; this district mainly contains single-family and duplex uses, although there is a business across Willamette Drive from the GC area in this zone. Southeast of the park along Willamette Drive is a strip of R-4.5 zoned land containing a duplex, two houses, and a business, and southeast of this are GC and OBC zoned areas that contain the West Linn Central Village shopping center, West Linn's post office and public library. Just up the hill to the west from there are R-5 zoned residential areas, but most of this part of town is R-10 zoning. Just one to two blocks northeast of the site and of Hammerle Park are the contiguous parks of Maddax Woods and



Burnside along the Willamette River. Three blocks uphill to the southwest of Central Village is West Linn High School.

Approval Criteria and Analysis. The Bolton Primary School is an existing conditional use. Changes to an existing conditional use require a new Conditional Use application per Community Development Code (CDC) Section 60.050(B). Also per CDC Section 60.070(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. Per CDC Section 55.020, Class I Design Review is needed for the proposed outdoor landscaping and the building addition since it has square footage equal to less than 5% of the existing building square footage. The approval criteria for Conditional Uses are in CDC Section 60.070. The approval criteria for Class I Design Review are in CDC Section 55.090. The site is currently non-conforming in terms of motor vehicle and bicycle parking and maximum lot coverage. The applicant has applied for a permit to enlarge/alter a non-conforming use, because of these non-conformities. Section CDC 66.080(B) contains the criteria for expansion of a non-conforming use. This requires that the proposed changes not worsen the non-conformity, but these proposed changes will increase the nonconformity as the lot (building) coverage (currently 37%), which exceeds the maximum (35%) square footage would be increased to 38.8%, and because the proposed changes would also increase the parking non-conformity since parking minimums for schools are partly based on building square footage. Because the applicant cannot meet the criteria for expansion of a non-conforming structure, the applicant has applied for a Class II Variance for non-conformance with 66.080(B).

An applicant can request a waiver of particular required submittal materials, per 55.085(B). The applicant requested a waiver of the requirement in 99.038(5)(e) that an audio of the presentation to the neighborhood association be submitted (see Page 46 of Exhibit PC-7); the applicant has submitted the minutes required by 99.038(5)(d), which were crafted by the Bolton Neighborhood Association (see Exhibit PC-9, Pages 104-5).

The vehicle parking nonconformity would remain the same if the applicant provides three additional parking spaces on site. According to the applicant’s representative, two spaces can be added. The degree of nonconformity with the bike parking standard will be reduced with the provision of 14 new covered spaces replacing the 6 existing uncovered spaces. The proposed increase in building coverage would increase the degree of nonconformity. However, since the proposed addition is largely surrounded by the existing school building, the increase in building coverage would have little if any apparent impact.

Staff has reviewed the applicant’s proposal relative to all applicable requirements and finds that there are sufficient grounds for approval, subject to the conditions listed below. See the following Supplementary Findings for details.

PUBLIC COMMENTS

No public comments have been received to date.

RECOMMENDATION

Staff recommends approval of the applications subject to the following conditions:



1. Site Plan. With the exception of modifications required by these conditions, the project shall conform to the site plan on Page 42 of Exhibit PC-6.
2. Fire Protection. The applicant shall meet all requirements from the Tualatin Valley Fire and Rescue(TVFR) as specified in TVFR's letter to the Planning Department dated May 19, 2010 (Exhibit PC-3, pages 33-35), including a fire flow test, provision of a swinging gate, and showing fire hydrant and gate locations on the construction plans.
3. Water Line Easement. Grant the City of West Linn a water line easement for the existing City water line along the private driveway north and west of the building. This easement shall be recorded with Clackamas County before the final building permit inspection/occupancy is granted.
4. New Parking Spaces. The applicant shall provide two parking spaces along the southwest side of the private drive adjacent to the eight existing spaces. The sidewalk connecting the driveway to the trash and recycling area shall be realigned to make room for these spaces.
5. Stormwater Drainage. Evaluate and provide for the stormwater generated by the parking spaces called for in condition 4 above, consistent with City of West Linn Public Works Standards.
6. Expiration of Approval. This approval shall expire three years from the effective date of this decision.



APPLICABLE REGULATIONS AND ASSOCIATED SUPPLEMENTAL FINDINGS

CUP-10-02/DR-10-03/VAR-10-04/MIS-10-06

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

FINDING NO. 1

The site continues to be appropriate for a primary school site. The proposed addition is located between two existing wings of the building, where it will largely be blocked from view from abutting properties. There will not be adverse aesthetic effects on off-site properties from the proposed improvements. The proposed addition would exceed building coverage standards but it would not adversely impact surrounding uses. The proposal will not add staff or students. 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. 2

The site has contained the existing building since 1955. This long term use, the site's location next to Hammerle Park in the middle of the neighborhood near residential uses and generally flat topography make it suitable for the proposed addition and improvements. However, the 3.3 acre size is small for a primary school. The site was developed before the CDC's current parking standards went into affect. The site does not provide sufficient parking to meet current standards. However, it appears that the current parking lot could be expanded to accommodate two additional spaces, so this is required by Condition of Approval 4. The proposed additions and improvements do not create a greater demand for parking. 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. 3



The proposed improvements are among those funded by the bond approved by the voters of the school district. The community continues to have the need for the best school facilities possible at its existing conveniently located school facilities in residential neighborhoods, such as this one. The criterion is met.

4. Adequate public facilities will be available to provide service to the property at the time of occupancy. (ORD. 1544)

FINDING NO. 4

There is a net gain of approximately 3,400 square feet of impervious area proposed. The applicant is required to provide stormwater treatment for this, and proposes a rain garden. All other facilities are already adequately in place to serve the proposed improvements. Condition of Approval 3 ensures that an easement for the existing City water line on site will be granted and recorded. The criterion is met.

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

FINDING NO. 5

The criterion is met for compliance to the R-10 zone provisions, with the exception of the building coverage and parking. The R-10 District allows a maximum of lot coverage (building coverage) of 35%. The current lot coverage is 37% and the proposed addition would result in 38.8% coverage. In addition, the facility is out of compliance with the CDC in terms of vehicle and bike parking (see Finding No. 11), and, without the addition of 3 spaces, will become more nonconforming due to the proposed addition (although no staff or students will be added due to the proposed improvements). The applicant has applied to enlarge/alter a non-conforming structure and has applied for a Class II Variance related to this. See findings 24-29 below.

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

FINDING NO. 6

There is no new signage (Chapter 52) needed or proposed in relation to the proposed improvements. Chapter 53 Sidewalk Uses is not relevant to this proposal. Chapter 54 (landscaping) is addressed in Finding No. 12 below. Chapter 55 Design Review is addressed in findings 9-22 below.

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

FINDING NO. 7

The use is compliant with the applicable policies of the Comprehensive Plan, including the Bolton Neighborhood Plan. Staff adopts the applicant's finding on pages 54-56 of Exhibit PC-7; also see Finding No. 26 on pages 20-21 below.

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.



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.*
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.*

D. *Aggregate extraction uses shall also be subject to the provisions of ORS 541.605.*

FINDING NO. 8

Chapter 55, Design Review, is addressed in findings 9-22 below. Staff does not find the need for further conditions regarding the subjects addressed in (C) as this will not increase the intensity of the use in terms of numbers of staff and students and will not bring development closer to or



destroy significant natural features. (B) and (C) are met. (D) is not applicable as extraction uses are not proposed.

CHAPTER 55, DESIGN REVIEW

55.090 APPROVAL STANDARDS - CLASS I DESIGN REVIEW

The Planning Director shall make a finding 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. Section 55.100 B (1-4) "Relationship to the natural 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. Section 55.100 B (5-6) "Architecture, et al" shall only apply in those cases that involve exterior architectural construction, remodeling, or changes.

3. Pursuant to Section 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.

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.

C. The Planning Director shall determine the applicability of the approval criteria in 55.090(A), above.

FINDING NO. 9

The criteria listed under (A)(1-2) above are addressed in findings 9-22 below, as are other criteria determined to be relevant per (A)(3) above. There are adequate public facilities to serve this proposal.

55.100 APPROVAL STANDARDS

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

1. Chapter 33, Storm Water Quality and Detention.

This chapter provides for approval criteria and planting rules for stormwater facilities in order to implement the Comprehensive Plan and the Clean Water Act.

FINDING NO. 10

A rain garden is proposed to be added near the north corner of the building. Staff adopts the applicant's finding on Page 50 of Exhibit PC-7 and finds the criterion is met upon the implementation of the applicant's proposal as modified by Condition of Approval 5, which



requires stormwater drainage facilities to provide for appropriate treatment for the new parking spaces required by Condition of Approval 4.

7. *Chapter 46, Off Street Parking and Loading.*

FINDING NO. 11

Staff adopts the applicants findings (see pages 60-61 of Exhibit PC-7) regarding the calculation of required parking spaces per 46.090(B)(6), the school's lack of compliance with this provision, and the fact that the proposed improvements will not increase the number of students or staff. Due to the non-conforming parking situation and the proposal's effect on the school's lack of compliance with this provision, the applicant has applied for a Permit to Enlarge/Alter a Non-Conforming Structure, and for a Class II Variance. See findings 23-29. Staff finds that there is room for two more spaces on site, bringing the proposal closer to conformity than it would be without two such spaces. Condition of Approval 4 requires two additional parking spaces at the only area of the site where they can be accommodated.

Section 46.150 D requires 2 bike stalls per class room, 50% of which are covered. There are 21 classrooms (and will still be after the proposed changes), so 40 bike stalls are required, 20 of them covered. There are a total of 6 spaces now (which will be removed due to the library addition at their location) and the applicant proposes to add 14 bike parking spaces, 12 of which are covered. This will reduce the nonconformity regarding bike parking.

10. *Chapter 54, Landscaping.*

This chapter provides for rules regarding landscaping including for irrigation systems, tree and plant selection, minimum amount of sites to be landscaped (20% for public sites such as this), and parking area landscaping.

FINDING NO. 12

Staff finds that over 20% of the site will still be landscaped. The addition of the new parking areas as required by Condition of Approval 4 will not cause the site to be in violation of the parking area landscape requirements of this chapter. The other the provisions of this Chapter are met as well.

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.*

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 2(a-f) below. 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) below. Exemptions of subsections (c), (e), and (f) below 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 (c), (e), and (f) below 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.

c. Where stubouts of streets occur on abutting properties, and the extension of those streets will mean the loss of significant trees, tree clusters, or heritage trees, it is understood that tree loss may be inevitable. In these cases, the objective shall be to minimize tree loss. These provisions shall also apply in those cases where access, per construction code standards, to a parcel is blocked by a row or screen of significant trees or tree clusters.

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 CDC Section 55.100(B)(2).



e. For arterial and collector street projects, including Oregon Department of Transportation street improvements, the roads and graded areas shall avoid tree clusters where possible. Significant trees, tree clusters, and heritage tree loss may occur, however, but shall be minimized.

f. If the protection of significant tree(s) or tree clusters is to occur in an area of grading that is necessary for the development of street grades, per City construction codes, which will result in an adjustment in the grade of over or under two feet, which will then threaten the health of the tree(s), the applicant will submit evidence to the Planning Director that all reasonable alternative grading plans have been considered and cannot work. The applicant will then submit a mitigation plan to the City Arborist to compensate for the removal of the tree(s) on an “inch by inch” basis (e.g., a 48-inch Douglas Fir could be replaced by 12 trees, each 4-inch). The mix of tree sizes and types shall be approved by the City Arborist.

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

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. 13

No significant trees or heritage trees will be removed. The topography and natural drainage will be preserved. Bolton Creek runs along the north edge of the site, but the proposed improvements are outside the protected drainageway transition area for the creek. The fairly flat school site is not located in areas subject to slumping and sliding per the Hazard Map. The criteria are 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. 14

The proposed addition located between the two existing wings of the building will not bring the building closer to the setbacks of the property or closer to nearby buildings on other properties. There will still be adequate distance between the main building and the outbuilding to the north. Condition of Approval 2 requires the applicant to meet the requirements specified by Tualatin Valley Fire and Rescue (TVFR) in their May 19, 2010 letter to the Planning Department (Exhibit PC-3, pages 33-35) to ensure acceptable fire access. The only new lighting on the exterior lighting plan (Exhibit 7, Page 67) is mounted on the underside of a roof overhang, so it will face down and will not affect neighboring properties. The criterion is met upon the fulfillment of Condition of Approval 2.

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.*

FINDING NO. 15

The applicant proposes a brick addition to a brick building. The proposal will match the existing building in color and material. The color and material are typical for post-WWII era schools around West Linn and the region. The criterion is met.

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 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. 16

This is the only school in the immediate area. The scale of the addition is compatible with the existing structure, and will not add extra stories. The architecture is different from the single-family homes that surround the site, but is typical in scale and style for a school in a residential neighborhood and in this way is compatible with the surrounding residential neighborhood. The criterion is 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 (e.g., his/her 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, 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.

f. The main front elevation of commercial and office buildings shall provide at least 60 percent windows or transparency at the pedestrian level to create more interesting streetscape and window shopping opportunities. One side elevation shall provide at least 30 percent transparency. Any additional side or rear elevation, which is visible from a collector road or greater classification, shall also have at least 30 percent transparency. Transparency on other elevations is optional. The transparency is measured in lineal fashion. For example, a 100-foot long building elevation shall have at least 60 feet (60% of 100) in length of windows. The window height shall be, at minimum, three feet tall. The exception to transparency would be cases where demonstrated functional constraints or topography restrict that elevation from being used. When this exemption is applied to the main front elevation, the square footage of transparency that would ordinarily be required by the above formula shall be installed on the remaining elevations at pedestrian level in addition to any transparency required by a side elevation, and vice versa. The rear of the building is not required to include transparency. The transparency must be flush with the building elevation.

FINDING NO. 17

The addition proposed is human scale. It is a curved addition one story in height that has multiple multi-paned windows. The addition is not along the side of the site containing a sidewalk in the right-of-way. Subsection (e) is met. The proposed addition to the rear of a building is not commercial or office, so (f) is not applicable.

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.



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 access way must be maintained per Chapter 53, Sidewalk Use.*

FINDING NO. 18

The new addition's roofline will have a concave depth. The new addition will have sufficient windows and variation. New windows will be added to currently blank sections of existing walls of the building. There will be no new walls with 100 or more feet of "flat" space. The new amphitheater will be on (and the library addition will face) the northwest side of the building. Consideration to micro-climate is satisfactory. Criteria (g) and (h) are fulfilled. Criteria (i) and (j) do not apply as there are no street improvements.

D. Privacy and noise.

1. *Structures which include residential dwelling units shall provide private outdoor areas for each ground floor unit which is screened from view by adjoining units.*

2. *Residential dwelling units shall be placed on the site in areas having minimal noise exposure to the extent possible. Natural appearing sound barriers shall be used to lessen noise impacts where noise levels exceed the design standards of Table 1 below.*

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 Section 55.100(C) where applicable. Businesses or activities that can reasonably be expected to generate noise shall undertake and submit appropriate noise studies and mitigate as necessary. (See Sections 55.110(B)(11) and 55.120(M).)*

To protect the health, safety, and welfare of the citizens of West Linn, the following design standards are established in Tables 1 and 2. In the case of land uses that are expected to be close to adopted noise standards, follow-up studies in the first year of operation may be required by a conditional of approval or required by the Planning Director as appropriate in order to monitor compliance.

Ambient degradation associated with new noise sources. Any new commercial or industrial development to be built on a vacant or previously unused industrial or commercial site shall not cause or permit the operation of a noise source if the noise levels generated, or indirectly caused by that noise source, would increase the ambient statistical noise levels, L50 or L10, by more than 5 dBA in any one hour. In some instances, the ambient degradation standard may establish lower allowable dBA levels than those established in Table 1, and in those instances, the lower level shall apply. Ambient noise levels shall be determined by a licensed acoustical engineer.



FINDING NO. 19

An amphitheater is proposed on the north side of the school as part of this proposal. However there are already play areas on the north side of the school and presumably the amphitheater, like the play areas, will only be used during school hours by the same students and staff that would be using the play areas. Therefore, noise affecting surrounding properties is not expected to change in nature. The amphitheater would mainly be used for having outdoor class sessions on days with good weather, per the applicant's representative. The criterion is 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. 20

Staff adopts the applicant's finding that the operation and main entry for the school will not be affected due to the proposed changes. The changes will not affect off-site or on-site perspectives regarding which spaces serve the school and which spaces are part of Hammerle Park, surrounding right-of-ways, or other surrounding properties. The criteria are met.

I. Public facilities.

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

2. Drainage. A registered civil engineer shall prepare a plan and statement which shall be supported by factual data that clearly shows that there will be no adverse impacts from increased intensity of runoff off site or the plan and statement shall identify all off-site impacts and measures to mitigate those impacts. The plan and statement shall, at a minimum, determine off site impacts from a 25-year storm. The City Engineer shall adjust storm drainage facilities for applications which contain permeable parking surfaces based upon a quantitative analysis of the increased water retention and water quality characteristics of the permeable parking surface. (ORD. 1463)

Catch basins shall be installed and connected to pipelines leading to storm sewers or drainageways.



FINDING NO. 21

The applicant's engineer has provided appropriate drainage calculations (see pages 74-9 of Exhibit PC-9) that show the applicant's proposal will have no adverse impacts. The applicant needs to evaluate and provide for the drainage associated with the new parking spaces called for in Condition of Approval 4, hence the addition of Condition of Approval 5. Staff adopts the applicant's finding on pages 62-3 of Exhibit PC-7 and concludes that the criterion is met upon the fulfillment of Condition of Approval 5.

J. Crime prevention and safety/defensible space.

- 1. Windows shall be located so that areas vulnerable to crime can be surveyed by the occupants.*
- 2. Interior laundry and service areas shall be located in a way that they can be observed by others.*
- 3. Mail boxes, recycling, and solid waste facilities shall be located in lighted areas having vehicular or pedestrian traffic.*
- 4. The exterior lighting levels shall be selected and the angles shall be oriented towards areas vulnerable to crime.*
- 5. Light fixtures shall be provided in areas having heavy pedestrian or vehicular traffic and in potentially dangerous areas such as parking lots, stairs, ramps, and abrupt grade changes.*
- 6. Fixtures shall be placed at a height so that light patterns overlap at a height of seven feet which is sufficient to illuminate a person. All commercial, industrial, residential, and public facility projects undergoing design review shall use low or high pressure sodium bulbs and be able to demonstrate effective shielding so that the light is directed downwards rather than omni-directional. Omni-directional lights of an ornamental nature may be used in general commercial districts only.*
- 7. Lines of sight shall be reasonably established so that the development site is visible to police and residents.*
- 8. Security fences for utilities (e.g., power transformers, pump stations, pipeline control equipment, etc.) or wireless communication facilities may be up to eight feet tall in order to protect public safety. No variances are required regardless of location.*

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 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. 22

Access to the building will remain basically the same with the proposed changes. There will be more windows upon implementation the proposed changes than there are currently. ADA requirements will be fulfilled in the process of implementing the addition and other changes. The criteria are met.

CHAPTER 66, NON-CONFORMING STRUCTURES

66.080 ENLARGEMENT OR ALTERATION TO A NON-CONFORMING STRUCTURE: PROCESS AND APPROVAL STANDARDS

- B. An enlargement or alteration to a non-conforming structure containing a conforming use may be permitted subject to the following:*
- 1. If the enlargement, in and of itself, meets all provisions of this Code, the enlargement will be permitted. This exception does not preclude design review or other applicable provisions of this Code.*
 - 2. If the enlargement, in and of itself, does not meet all provisions of the Code, review and approval by the Planning Director for single-family structures, and by the Planning Commission for non-single-family structures under the provisions of Section 99.060(B) is required subject to the following standards.*
 - a. The enlargement or alteration will not change the non-conformity; and*
 - b. All other applicable ordinance provisions will be met.*

FINDING NO. 23

Based on the size of the building (53,220 square feet) and the number of staff (40) Section 46.090(B)(6) requires 94 off-street parking spaces (the standard calls for one space for each employee plus one space per 1,000 square feet of building space). The proposed 2,483 square foot addition would require three more spaces. The site currently contains 42 off-street spaces (of which four are handicapped spaces) and the proposal will add two more as of the application of Condition of Approval 4. There are 12 on-street spaces along Holmes Street and TriMet service is available on Willamette Drive. Clearly, the addition would increase the vehicle non-conformity. However, the proposed addition will not trigger additional parking demand, since no staff or students will be added. There is space to provide two additional parking spaces on site (hence the addition of Condition of Approval 4). The degree of nonconformity regarding bike parking (see finding 11) will be reduced with the addition of 14 bike spaces that will replace 6 existing bike spaces for a net gain of 8 spaces. The applicant states that typically only two to three bikes are parked at the school. The applicant has applied for a variance from the parking requirements and the limitations of this Chapter of the CDC.



The R-10 zone requires 35% lot coverage. The building currently covers 37% of the site and this application would increase the coverage to 38.8%. Therefore the criteria are not met as this would worsen the non-conformity. The variance applied for also covers this issue.

CHAPTER 75, VARIANCE

75.060 THE APPROVAL CRITERIA

The appropriate approval authority shall approve a variance request if all the following criteria are met and corresponding findings of fact prepared. The approval authority may impose appropriate conditions to ensure compliance with the criteria. The approval authority shall deny the variance if any of the criteria are not met.

(1) Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, legally existing prior to the date of this ordinance, topography, or other circumstances over which the applicant has no control.

FINDING NO. 24

The lack of ability to provide parking in compliance with the CDC is a result of the size of the site in relation to the size of the school building which was built before the CDC's current parking standards. Compared with many school sites, the site has a lack of areas for parking to expand into without destroying outdoor play and recreation areas on site that are part of the quality of the educational environment.

Likewise, the lack of ability to provide modern library facilities and appropriate classroom and staff meeting facilities without worsening the lot coverage non-conformity, is also a function of the relatively small site accommodating the long-term use. For example, this site is 3.3 acres whereas the site proposed for a new primary school is 15.98 acres (Planning file CUP-10-03 et al.). The West Linn-Wilsonville School District Long Range School Facilities Plan of February 2005 has a guideline of 10-20 acres for new primary school sites. Bolton Primary School is the only public school site in this part of the city except for West Linn High School. Therefore, there are exceptional circumstances which do not hamper other properties in the same zone or vicinity resulting from the size of the parcel. Site adopts this finding and the applicant's finding on Page 57 of Exhibit PC-7. The criterion is met.

(2) The variance is necessary for the preservation of a property right of the applicant, which is substantially the same as a right possessed by owners of other property in the same zone or vicinity.

FINDING NO. 25

With the exception of West Linn High School which has a much larger grounds and more parking areas, there are no other public schools in this general area of the City. Some of the public schools in the R-10 zone throughout the rest of the City have larger sites. The applicant is preserving the right to make appropriate improvements to the learning environment and the usability of the library, which the applicant has the right to do at other schools with larger sites. As with similar library enlargement and outdoor area improvements at other school sites, the applicant's proposal



will not increase demand for parking. As a primary school, none of its students drive to school and it is only the teachers, staff, and volunteers who need to be accommodated when it comes to parking. The proposed increase in lot coverage allows for the applicant to provide modern facilities that are more common in schools in newer neighborhoods on larger sites. Staff also adopts the applicant's finding on pages 57-8 of Exhibit PC-7 and concludes that the criterion is met.

(3) The authorization of the variance will not be materially detrimental to the purposes and standards of this Code, will not be inconsistent with all other regulatory requirements, and will not conflict with the goals and policies of the West Linn Comprehensive Plan.

FINDING NO. 26

The following goal of the Bolton Neighborhood Plan reflects consistency with the variance. No goals and policies of the Bolton Neighborhood Plan were found to be inconsistent with the requested variance. The Bolton Neighborhood Plan is part of the Comprehensive Plan.

GOAL 6: Maintain the compatibility and charm of Bolton's residential neighborhoods.

The variance will not take away from the charm of Bolton's residential neighborhood.

The following are goals and policies of the Comprehensive Plan which reflect consistency with the requested variance. No goals and policies of the Comprehensive Plan were found to be inconsistent with the requested variance:

GOAL 2 LAND USE PLANNING, SECTION 1 RESIDENTIAL DEVELOPMENT, POLICY 8: Protect residentially zoned areas from the negative impacts of commercial, civic, and mixed use development, and other potentially incompatible land uses.

GOAL 11 PUBLIC SERVICES AND FACILITIES, SECTION 7 SCHOOLS, POLICY 4: School design, use, and parking will be responsive to and compatible with surrounding neighborhoods and existing land uses.

If the applicant added more than a few more spaces of surface parking it would result in a negative visual impact on surrounding residential areas and would make the school use less compatible with these areas. The slight increase in lot coverage will not affect conformity with the surrounding neighborhood as the addition is largely shielded from view. West Linn High School is a much larger and more visually intrusive facility in the same neighborhood, for example. The variance for parking preserves the current compatibility and reflects the physical constraints of the site.

GOAL 2 LAND USE PLANNING, SECTION 5 INTERGOVERNMENTAL COORDINATION, POLICY 1: Maintain effective coordination with other local governments, special districts, State and federal agencies, Metro, the West Linn-



Wilsonville School District, and other governmental and quasi-public organizations.

GOAL 11 PUBLIC SERVICES AND FACILITIES, SECTION 7 SCHOOLS, GOAL 1: Coordinate with the West Linn-Wilsonville School District and Clackamas County to provide school services and related recreational facilities for West Linn residents.

GOAL 11 PUBLIC SERVICES AND FACILITIES, POLICY 5 Where appropriate, monitor, coordinate with, and regulate the activities of the following as they affect existing and future residents and businesses:

d. Schools

Allowing the variance, rather than denying the school's request for the addition, or rather than requiring more parking to fit onto this small site by way of converting recreational outdoor areas, reflects effective coordination with the West Linn-Wilsonville School District and the needs of students that it provides for.

GOAL 11 PUBLIC SERVICES AND FACILITIES, SECTION 7 SCHOOLS, POLICY 4: School design, use, and parking will be responsive to and compatible with surrounding neighborhoods and existing land uses.

The parking will be more compatible than before with the surrounding neighborhood as the improvements will not create more demand for parking, yet per Condition of Approval 4 two parking spaces will be added. The addition, while it increases building coverage on the site, will continue to be compatible with surrounding neighborhoods aesthetically and in terms of scale.

The variance is consistent with the Comprehensive Plan including the Bolton Neighborhood Plan and is consistent with other regulatory requirements, and will not be detrimental to the standards of the CDC. Staff adopts the above findings and the applicant's findings on Page 58 of Exhibit PC-7 to conclude that this criterion is met.

(4) The variance request is the minimum variance, which would alleviate the exceptional and extraordinary circumstance.

FINDING NO. 27

There will be no more demand for parking due to the proposal, since the proposed improvements do not result from or result in greater student capacity or staff numbers. Two additional parking spaces are called for through Condition of Approval 4, consistent with the site's physical limitations. Therefore, this can be said to be the minimum variance for parking. Also, as discussed in the applicant's finding regarding 75.060(1) on Page 57 of Exhibit PC-7, the trade-off of providing more parking spaces would be the elimination of educationally beneficial outdoor school facilities. The lot coverage increase is proposed to be 1.8%. The criterion is met.

(5) The exceptional and extraordinary circumstance does not arise from the violation of this ordinance.



FINDING NO. 28

The circumstances do not arise from the violation of this ordinance. The criterion is met.

(6) The variance will not impose physical limitations on other properties or uses in the area, and will not impose physical limitations on future use of neighboring vacant or underdeveloped properties as authorized by the underlying zoning classification.

FINDING NO. 29

The variance will not impose physical limitations on other properties or uses and will not impose physical limitations on future use of neighboring properties. The addition and other improvements do not involve increasing the number of students or faculty so there will not be additional parking spillover into surrounding areas as a result of granting a variance. To the contrary, provision of two additional parking spaces per Condition of Approval will reduce the potential for such neighborhood impacts. The increased building size resulting in the greater lot coverage non-conformity will not produce adverse visual effects on surrounding properties. The criterion is met.

p:\devrvw\staff reports\CUP-10-02



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-10-02 Applicant's Name W-L-W-L School Dist.
Development Name Bolton Library expansion
Scheduled Meeting/Decision Date June 16 2010

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 X

- A. The applicant (date) 5/20/10 (signed) SK
B. Affected property owners (date) 5/20/10 (signed) SK
C. School District/Board (date) 5/20/10 (signed) SK
D. Other affected gov't. agencies (date) 5/20/10 (signed) SK
E. Affected neighborhood assns. (date) 5/20/10 (signed) SK
F. All parties to an appeal or review (date) 5/20/10 (signed) SK

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

Tidings (published date) 6/3/2010 (signed) T3
City's website (posted date) 5/25/2010 (signed) T3

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) (signed)

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-10-02/DR-10-03/MIS-10-06/VAR-10-04**

The West Linn Planning Commission is scheduled to hold a public hearing, on Wednesday June 16, 2010, **starting at 7:30 p.m.** in the Council Chambers of City Hall (located at 22500 Salamo Road, West Linn, OR,) to consider the request of the West Linn-Wilsonville School District to complete a new addition to the building for a library expansion, changes to existing facades, and new outdoor improvements, at Bolton Primary School at 5933 Holmes Street. The applicant's proposal requires a Conditional Use Permit, a Class I Design Review permit, a permit to Enlarge/Alter a Non-Conforming Structure, and a Class II Variance. The permit to Enlarge/Alter a Non-Conforming Structure relates to the site's non-conformity to the Community Development Code (CDC) requirements for minimum parking spaces for a school of this size. The Class II Variance is needed because the application will worsen the non-conformity related to parking minimums, making it unable to meet criteria related to enlarging a non-conforming structure. The site is in the R-10 zone. Conditional Use permit criteria are found in Chapter 60 of the CDC. Design Review criteria are found in Chapter 55. Criteria related to enlarging/altering a non-conforming structure are in Chapter 66, and Variance criteria are found in Chapter 75. 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.

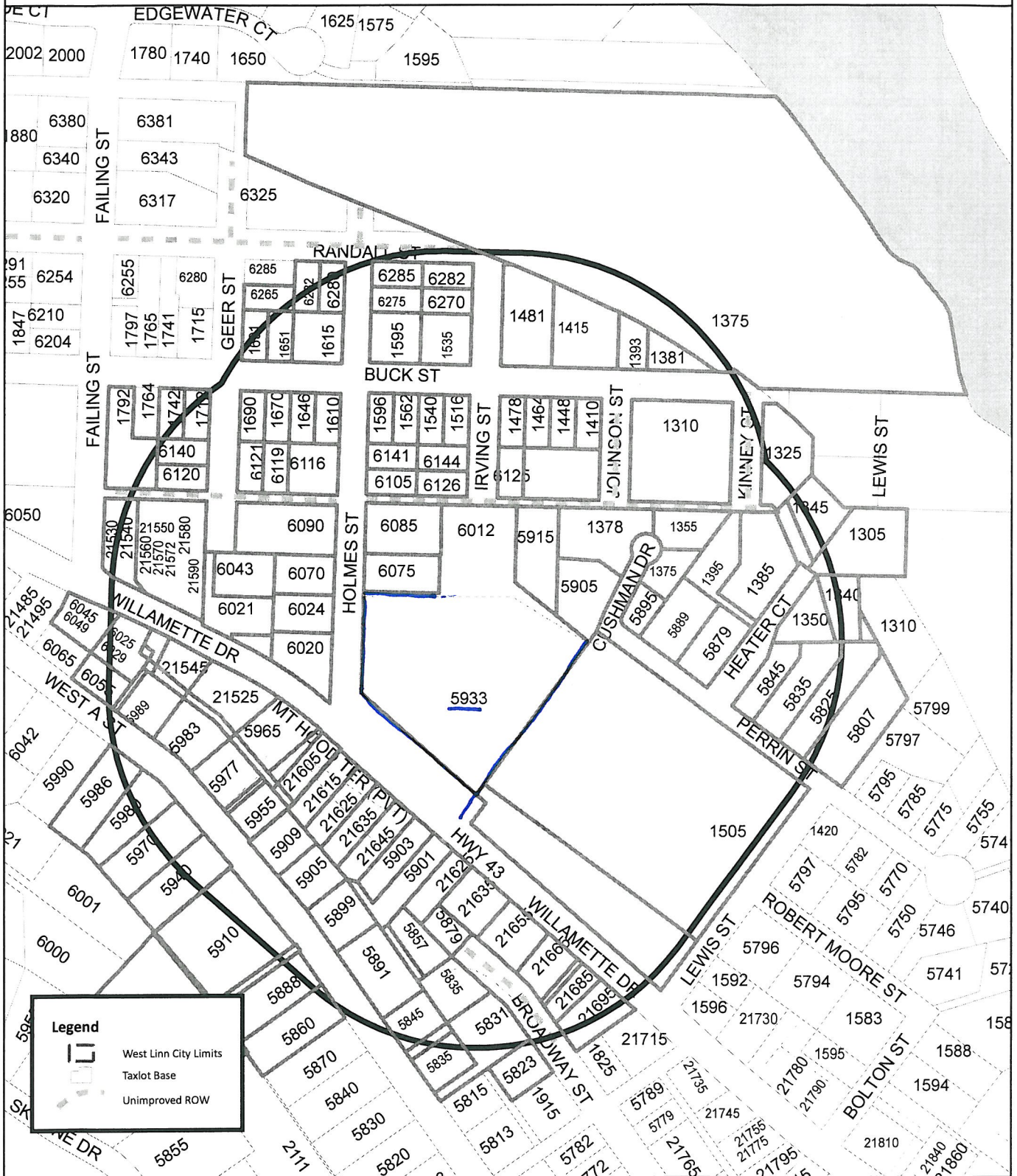
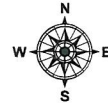
You have been notified of this proposal because County records indicate that you own property within 500 feet of the proposed site located at tax lot 2300 of Clackamas County Assessor's Map 2-2E-30BC and/or as required by Chapter 99 of the West Linn Community Development Code.

The complete application in the above noted file is available for inspection at no cost at City hall or via the web site <http://westlinnoregon.gov/planning/5933-holmes-street-bolton-primary-library-addition>, 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 report presentation from the City Planner; 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.

TERESA ZAK
Planning Administrative Assistant

CUP-10-02 5933 Holmes Street



Legend

- West Linn City Limits
- Taxlot Base
- Unimproved ROW

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.

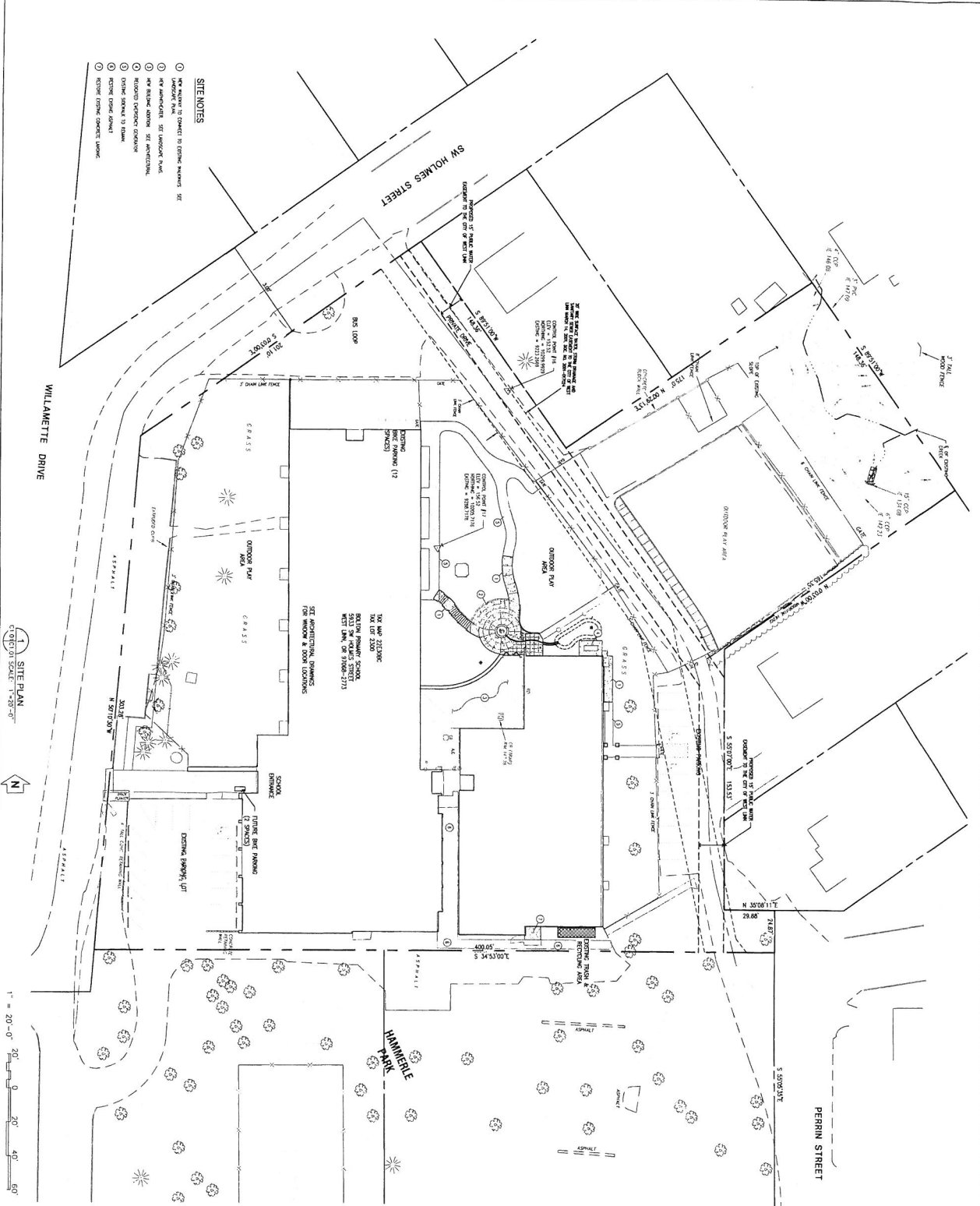
Taxlot Base Source: Metro RLIS

NOT TO SCALE



SNAPNOTIFY.MXD / AHA APP 6-16-09

User Name: T Zak
Map Creation Date: May 18, 2010

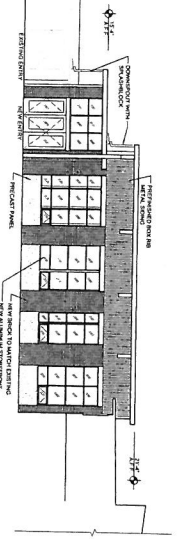


- SITE NOTES**
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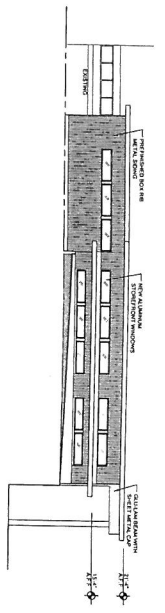
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 1/8" = 1' SCALE
 1/8" = 1' SCALE

1" = 20'-0"
 20' 0" 20' 0" 20' 0" 40' 0" 60' 0"

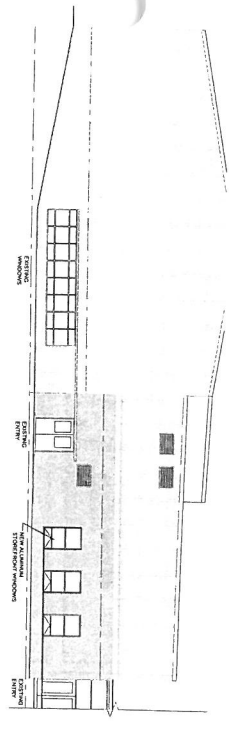
<p>C1.01</p>	<p>project # 06002 SITE PLAN</p>	<p>sheet 06002/001 of 001 date 04/10/2010 revision</p>	<p>WENZEL & SIBBLEY ARCHITECTS 1000 N. W. 10TH AVENUE SUITE 100 WILSONVILLE, OR 97150 TEL: (503) 673-7042 FAX: (503) 673-7043 WWW.WENZEL-ARCHITECTS.COM</p>	<p>BOLTON PRIMARY SCHOOL REMODEL/ADDITION West Linn-Wilsonville School District #3JT 2210 SW STAFFORD RD, TUALATIN, OR 97062 T: (503) 673 7042</p>	<p>DULL OLSON WEEKS ARCHITECTS P.A. 801 SW STAFF ST. PORTLAND OREGON 97205 TEL: 503 224 1957 / 503 272 8182 WWW.DULLOLSONWECKS.COM</p>	
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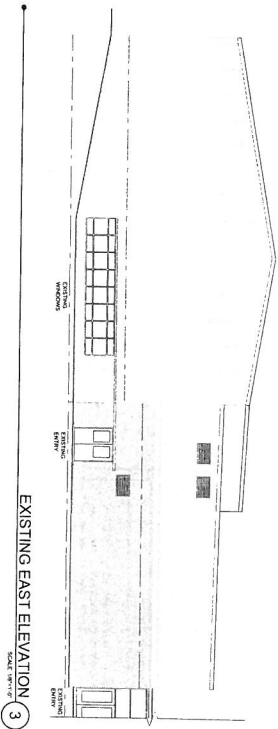
PROPOSED WEST ELEVATION - LIBRARY 6
SCALE: 1/8"



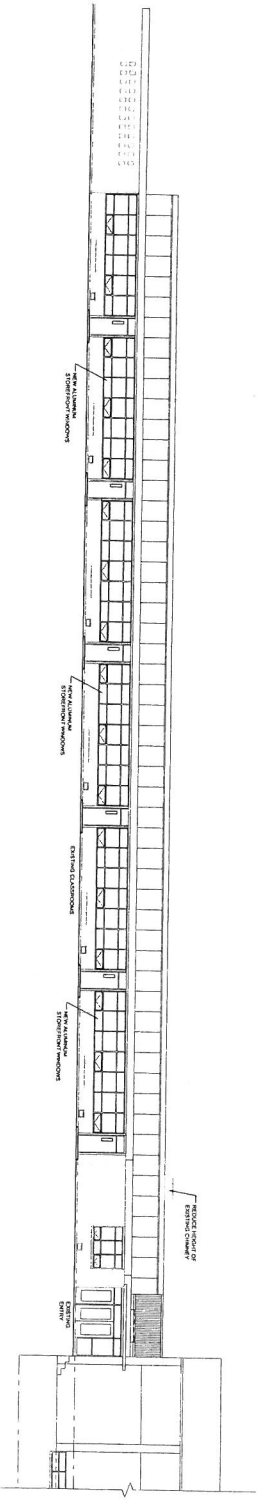
PROPOSED NORTH ELEVATION - LIBRARY 5
SCALE: 1/8"



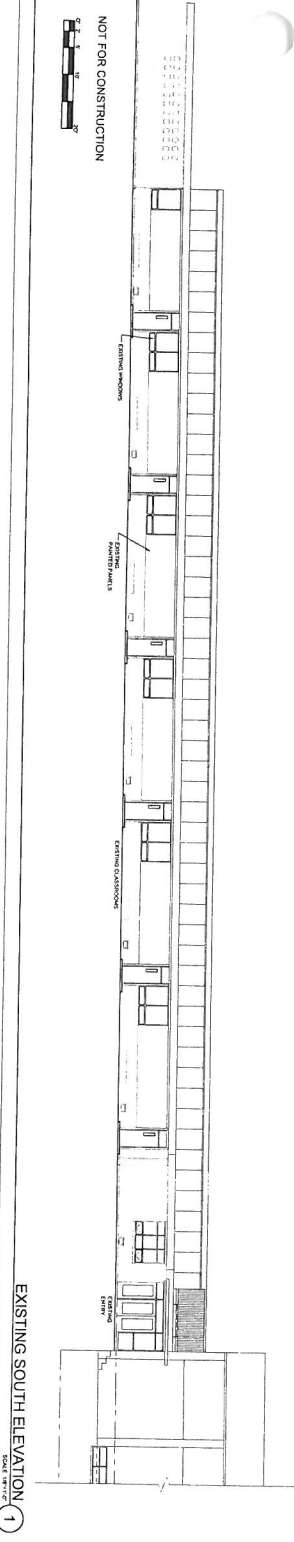
PROPOSED EAST ELEVATION 4
SCALE: 1/8"



EXISTING EAST ELEVATION 3
SCALE: 1/8"



PROPOSED SOUTH ELEVATION 2
SCALE: 1/8"



EXISTING SOUTH ELEVATION 1
SCALE: 1/8"

NOT FOR CONSTRUCTION

A3.01

Project: 09002
 Architect: GARDNER
 Date: 09/10/10
 Revision: 1

BOLTON PRIMARY SCHOOL REMODEL/ADDITION
 West Linn-Wilsonville School District #3JT
 2210 SW STAFFORD RD, TUALATIN, OR 97062
 T: (503) 673 7042

DULL OLSON WEEKES
 architects inc.
 807 SW STARK STREET, PORTLAND, OREGON 97205
 T: 503 224 8800 / F: 503 223 8182 / WWW.DOWNSIDE.COM



ALFORD MICHAEL W
5879 PERRIN ST
WEST LINN OR 97068-2762

ALLMEYER LYNN MICHAEL & DEBORAH
6070 HOLMES ST
WEST LINN OR 97068-2738

ALONSO LUIS R & MARTHA R
5895 PERRIN ST
WEST LINN OR 97068-2762

ANDERSON LEE C & YIN YING CHEN
1350 HEATER CT
WEST LINN OR 97068-2736

ARCHDIOCESE OF PORTLAND
2838 E BURNSIDE ST
PORTLANDOR 97214-1830

ASHCRAFT JONATHAN & TOMMYE JILL
1325 HEATER CT
WEST LINN OR 97068-2736

BAISCH DORIS E
5940 WEST A ST
WEST LINN OR 97068-3030

BANY ALBERT J & CHRISTINE A
1340 HEATER CT
WEST LINN OR 97068-2736

BELLUCHE SHIRLEY
5900 WEST A ST
WEST LINN OR 97068-3030

BLACK REBECCA E
1448 BUCK ST
WEST LINN OR 97068-2706

BLAKLEY STEVEN
340 RIDGEWAY RD
LAKE OSWEGOOR 97034-3821

BRADY SUSAN A
1792 BUCK ST
WEST LINN OR 97068-2707

BRASEL WILLIAM B & LADORA A
5831 WEST A ST
WEST LINN OR 97068-3135

BRAY TRACI C & GREGORY W
5905 PERRIN ST
WEST LINN OR 97068-2746

BREHIO JOSH BEN & SHELA LANE
6075 HOLMES ST
WEST LINN OR 97068-2720

BROOKS KATHERINE J
1651 BUCK ST
WEST LINN OR 97068-2709

BRYCK CATHARINE C
5888 WEST A ST
WEST LINN OR 97068-3147

CARVER DONALD G & CONNIE L
5899 WEST A ST
WEST LINN OR 97068-3135

CHAMBERS MARK J
5909 WEST A ST
WEST LINN OR 97068-3013

CHRISTENSEN KATHRYN A
5835 WEST A ST
WEST LINN OR 97068-3135

CLARK PETER G & LAURIE W
17702 S HIDDEN LAKE DR
OREGON CITYOR 97045-8021

COCHRAN ROY E TRUSTEE
5891 WEST A ST
WEST LINN OR 97068-3135

COLLINS ESTHER FAYE
5980 WEST A ST
WEST LINN OR 97068-3030

CORONA MARCO & STEFANI M
1691 BUCK ST
WEST LINN OR 97068-2709

COTE DENNIS R & JANET R
5845 PERRIN ST
WEST LINN OR 97068-2744

CROW STEVEN D TRUSTEE
1381 BUCK ST
WEST LINN OR 97068-2702

CULLISON RICHARD P
1915 WEBB ST
WEST LINN OR 97068-3212

DAVISSON GISELA A
737 ASH ST
LAKE OSWEGOOR 97034-4805

DAVISSON PAUL W & CAROL J
PO BOX 1116
CANBYOR 97013-1116

DIGNAN TODD C & TWYLA M
21645 MT HOOD TER
WEST LINN OR 97068-2752

DOUGLAS KENNETH D
5977 WEST A ST
WEST LINN OR 97068-3013

DUNAWAY MARILYN
1207 KEYSTONE LOOP NE
KEIZEROR 97303-3296

EBERHARD JEFFREY D
22975 SW ERIC PL
TUALATINOR 97062

EDWARDS MICHAEL J
6055 WEST A ST
WEST LINN OR 97068-3032

EISELE TRAVIS J
5807 PERRIN ST
WEST LINN OR 97068-2744

ESSIG WILLIAM R & LAURIE K
11620 SW PALERMO ST
WILSONVILLEOR 97070-7338

FARLEIGH DELL S & LOIS MAE
6090 HOLMES ST
WEST LINN OR 97068-2738

GARTNER GERDA
6270 IRVING ST
WEST LINN OR 97068-2776

GRAY DANIEL P
6040 N CUTTER CIR STE 302
PORTLANDOR 97217-3956

GRAY DANIEL P
4865 WILLAMETTE FALLS DR
WEST LINN OR 97068-3346

GUSTAFSON ERNEST CARL & JEANNE
PO BOX 567
WEST LINN OR 97068-0567

GUVENIR DWON K & BRIA M
1478 BUCK ST
WEST LINN OR 97068-2706

HALL LAURA I
1355 CUSHMAN DR
WEST LINN OR 97068-2719

HAMPTON GREGORY S & JACQUELINE
21635 MT HOOD TER
WEST LINN OR 97068-2752

HANSEN SAMANTHA FORD
1670 BUCK ST
WEST LINN OR 97068-2705

HARDWICK K ANDREW
1385 HEATER CT
WEST LINN OR 97068-2736

HEFTY ROBERT A J & J
5915 PERRIN ST
WEST LINN OR 97068-2746

HERGET JAMES L & ILENE M
1615 BUCK ST
WEST LINN OR 97068-2709

HERMENS LAWRENCE C & ELAINE
5989 WEST A ST
WEST LINN OR 97068-3013

HICKS ROBERT & MARILYN
4500 N PASEO DE LOS RANCHEROS
TUCSONAZ 85745-9198

HMF LLC
21420 WILLAMETTE DR
WEST LINN OR 97068-2769

HOFFMAN ROBERT L & SALLY A
5860 WEST A ST
WEST LINN OR 97068-3147

HOLE TRISHA D
21615 MT HOOD TER
WEST LINN OR 97068-2752

JONES ALICE M TRUSTEE
1375 CUSHMAN DR
WEST LINN OR 97068-2719

JOSEY ANNE C
6024 HOLMES ST
WEST LINN OR 97068-2738

KEMP DEBRA LUCILLE
6144 IRVING ST
WEST LINN OR 97068-2775

LACY PETER M & LISA C
1712 BUCK ST
WEST LINN OR 97068-2707

LAIRSON KATHLEEN
6126 IRVING ST
WEST LINN OR 97068-2775

LEE DONNIE & CARRIE
1596 BUCK ST
WEST LINN OR 97068-2703

LORD JEREMY W
5965 W A ST
WEST LINN OR 97068-3013

MACOM THURSTON H & BRITTNEY
21420 WILLAMETTE DR
WEST LINN OR 97068-2769

MCGUIRE JANICE C
PO BOX 354
MARYLHURSTOR 97036-0354

MENNE TREVOR
21665 WILLAMETTE DR
WEST LINN OR 97068-3234

MEYERS PATRICIA R
1535 BUCK ST
WEST LINN OR 97068-2708

MIESEN STEVEN R
6275 HOLMES ST
WEST LINN OR 97068-2742

MITCHELL ROBERT R & NICOLE C
5889 PERRIN ST
WEST LINN OR 97068-2762

MOCHON MARK F
2100 SUMMIT DR
LAKE OSWEGOOR 97034-3626

MOYER JOHN T
1000 MARINA VILLAGE PKWY #110
ALAMEDACA 94501-6457

MUDDER ROXIE D
5835 BROADWAY ST
WEST LINN OR 97068-3225

MUEHE ROBERT C
5905 WEST A ST
WEST LINN OR 97068-3013

NELSON KENT
6282 HOLMES ST
WEST LINN OR 97068-2724

OSBURN DWAYNE HOWARD TRSTEE
5910 WEST A ST
WEST LINN OR 97068-3030

PADDON TERRY LEE
5901 WEST A ST
WEST LINN OR 97068-3013

PATTERSON RONALD L & PEGGY J
1540 BUCK ST
WEST LINN OR 97068-2703

PEDERSEN BUELL C & THELMA C
PO BOX 513
BEAVERCREEKOR 97004-0513

PETERS VERNON A CO-TRUSTEE
21695 WILLAMETTE DR
WEST LINN OR 97068-3234

PIXTON J THOMAS & KAAREN
5070 LINN LN
WEST LINN OR 97068-2903

PRAIRIE VIEW HOMES LLC
PO BOX 8856
TOPEKAKS 66608-0856

RICH CHRISTOPHER A & HEATHER
6280 HOLMES ST
WEST LINN OR 97068-2724

RODICH LALIT KRISTINA
6283 TACK CT
WEST LINN OR 97068-2202

RUTTEN JON & TRACY
1395 HEATER CT
WEST LINN OR 97068-2736

SANDERS WENDELL EDWIN
TRUSTEE
21655 WILLAMETTE DR
WEST LINN OR 97068-3234

SANFORD FRED E
5983 WEST A ST
WEST LINN OR 97068-3013

SCHULD DON LEE & DORIS SHELDON
21635 WILLAMETTE DR
WEST LINN OR 97068-3234

SHEPHERD ROGER L & M A
5845 WEST A ST
WEST LINN OR 97068-3135

STONEKING RAYMOND D & GERALDINE
1040 CEDAR ST
LAKE OSWEGOOR 97034-4922

STONEKING SCOTT L
3940 RIDGE LN
WEST LINN OR 97068-2927

STOREY JAQUELINE I
21685 WILLAMETTE DR
WEST LINN OR 97068-3234

STOWERS LOYD A & LILLIAN B
5955 WEST A ST
WEST LINN OR 97068-3013

STREITBERGER SCOTT D
1562 BUCK ST
WEST LINN OR 97068-2703

TALBERT LARRY K
3421 SW TURNER RD
WEST LINN OR 97068-8601

THREEFOOT HENRY MARSHALL &
PO BOX 274
WEST LINN OR 97068-0274

TOMA BENYAMEN & LINDA RAMZI
6020 HOLMES ST
WEST LINN OR 97068-2738

VANMOURIK JASON & JENNIFER M
6021 GEER ST
WEST LINN OR 97068-2763

WAINSCOTT JANICE L
6043 GEER ST
WEST LINN OR 97068-2763

WANKER WILLIAM W TRUSTEE
1415 BUCK ST
WEST LINN OR 97068-2701

WARTENA MICHAEL SCOTT
5986 WEST A ST
WEST LINN OR 97068-3030

WENDLING JOSEPH A & MARY E
5903 WEST A ST
WEST LINN OR 97068-3013

WEST LINN-WILS SCH DIST #3J
PO BOX 35
WEST LINN OR 97068-0035

WRIGHT H JEFFERY & CYNTHIA E
1378 CUSHMAN DR
WEST LINN OR 97068-2719

ZACUR VERLE M TRSTE
1481 BUCK ST
WEST LINN OR 97068-2701

TIM WOODLEY
DIRECTOR OF OPERATIONS
WEST LINN-WILSONVILLE SCH DIST
PO BOX 35
WEST LINN OR 97068

ROGER WOEHL
SUPERINTENDANT
WLWV SCHOOL DISTRICT 3JT
PO BOX 35
WEST LINN OR 97068

JEFF HALLIN
WLWV SCHOOL BOARD CHAIR
31501 SW ORCHID DR
WILSONVILLEOR 97070

MARY FURROW
WLWV SCHOOL BOARD VICE CHAIR
3120 SW CASCARA CT
WILSONVILLEOR 97070

DALE HOOGESTRAAT
WLWV SCHOOL BOARD
4155 ROSE PARK DR
WEST LINN OR 97068

LORI BEIGHT
WLWV SCHOOL BOARD
2388 APPALOOSA WAY
WEST LINN OR 97068

KEITH STEELE
WLWV SCHOOL BOARD
21415 MILES DR
WEST LINN OR 97068

PROJECT PLANNING DEPT
TRI-MET
710 NE HOLLADAY
PORTLANDOR 97232

GAIL CURTIS
ODOT REGION 1
123 NW FLANDERS
PORTLANDOR 97209

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

SALLY MCLARTY
BOLTON NA PRESIDENT
19575 RIVER RD # 64
GLADSTONEOR 97027

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

JEFF 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 KIERES
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

KEITH LIDEN, AICP
PARSONS BRINCKERHOFF
400 SW 6TH AVE, STE 802
PORTLANDOR 97204

THEA WAYBURN
DULL OLSON WEEKES ARCHITECTS
907 SW STARK ST
PORTLANDOR 97205

127 total

Soppe, Tom

From: Mohling, Karen A. [Karen.Mohling@tvfr.com]
Sent: Wednesday, May 19, 2010 2:19 PM
To: Soppe, Tom
Subject: RE: Bolton and Cedaroak Remodel
Attachments: Bolton Remodel.docx



Sorry for the delay.


Karen

From: Soppe, Tom [mailto:tsoppe@westlinnoregon.gov]
Sent: Monday, May 03, 2010 9:46 AM
To: Mohling, Karen A.
Subject: FW: Bolton and Cedaroak Remodel

Karen,

I think we are close to having this complete and scheduling a hearing for it. I suppose it is acceptable and not a big deal per TVFR but it would be good to have your comments/sign off regardless. Thanks for getting a response to me.

Tom Soppe
Associate Planner
City of West Linn
22500 Salamo Road
West Linn, OR 97068
ph. (503) 742-8660
fax (503) 656-4106
tsoppe@westlinnoregon.gov

	Tom Soppe tsoppe@westlinnoregon.gov <i>Associate Planner</i> 22500 Salamo Rd West Linn, OR, 97068 P: (503) 742-8660 F: (503) 656-4106 Web: westlinnoregon.gov
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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: Zak, Teresa
Sent: Monday, May 03, 2010 9:40 AM
To: Karen Mohling
Cc: Spir, Peter; Soppe, Tom
Subject: Bolton and Cedaroak Remodel

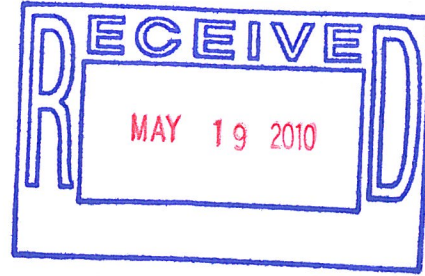
Hi Karen,
We have resubmits on the two library expansion for the School District.



TUALATIN VALLEY FIRE & RESCUE - SOUTH DIVISION
COMMUNITY SERVICES • OPERATIONS • FIRE PREVENTION

May 19, 2010

Tom Soppe
Planner
City of West Linn
22500 Salamo Rd.
West Linn, OR 97068



Re: Bolton School Remodel

Dear Mr. Soppe,

Thank you for the opportunity to review the proposed site plan surrounding the above named development project. Tualatin Valley Fire & Rescue endorses this proposal predicated on the following criteria and conditions of approval:

- 1) **FIRE APPARATUS ACCESS ROAD EXCEPTION FOR AUTOMATIC SPRINKLER PROTECTION:** When buildings are completely protected with an approved automatic fire sprinkler system, the requirements for fire apparatus access may be modified as approved by the fire code official. (IFC 503.1.1) It is noted that fire sprinklers are a part of the proposal.
- 2) **FIRE APPARATUS ACCESS ROADS WITH FIRE HYDRANTS:** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet. (IFC D103.1)
- 3) **PAINTED CURBS:** Where required, fire apparatus access roadway curbs shall be painted red and marked "NO PARKING FIRE LANE" at approved intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background. (IFC 503.3)
- 4) **GATES:** Gates securing fire apparatus roads shall comply with all of the following: Minimum unobstructed width shall be 16 feet, or two 10 foot sections with a center post or island. Gates shall be set back at minimum of 30 feet from the intersecting roadway. Gates shall be of the swinging or sliding type. Manual operation shall be capable by one person. Electric gates shall be equipped with a means for operation by fire department personnel. Locking devices shall be approved. (IFC D103.5) ***Removable bollards are not an approved alternate to a swinging gate.***
- 5) **COMMERCIAL BUILDINGS - REQUIRED FIRE FLOW:** The required fire flow for the building shall not exceed 3,000 gallons per minute (GPM) or the available GPM in the water delivery system at 20 psi, whichever is less as calculated using IFC, Appendix B. A worksheet for calculating the required fire flow is available from the Fire Marshal's Office. (IFC B105.3) ***Please provide a current fire flow test of the nearest fire hydrant demonstrating available flow at 20 psi residual pressure as well as fire flow calculation worksheets. Please forward copies to both TVF&R. Fire flow calculation worksheets as well as instructions are available on our web site at www.tvfr.com.***
- 6) **FIRE HYDRANTS – COMMERCIAL BUILDINGS:** Where a portion of the building is more than 400 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided. This distance may be increased to 600 feet for buildings equipped throughout with an approved automatic sprinkler system. (IFC 508.5.1)

- 7) **FIRE HYDRANT NUMBER AND DISTRIBUTION:** The minimum number and distribution of fire hydrants available to a building shall not be less than that listed in Appendix C, Table C 105.1. ***Please show fire hydrants on site plan for approval.***

Considerations for placing fire hydrants may be as follows:

- Existing hydrants in the area may be used to meet the required number of hydrants as approved. Hydrants that are up to 600 feet away from the nearest point of a subject building that is protected with fire sprinklers may contribute to the required number of hydrants.
 - Hydrants that are separated from the subject building by railroad tracks shall not contribute to the required number of hydrants unless approved by the fire code official.
- 8) **FIRE HYDRANT DISTANCE FROM AN ACCESS ROAD:** Fire hydrants shall be located not more than 15 feet from an approved fire apparatus access roadway. (IFC C102.1)
- 9) **REFLECTIVE HYDRANT MARKERS:** Fire hydrant locations shall be identified by the installation of reflective markers. The markers shall be blue. They shall be located adjacent and to the side of the centerline of the access road way that the fire hydrant is located on. In case that there is no center line, then assume a centerline, and place the reflectors accordingly. (IFC 510.1)
- 10) **PHYSICAL PROTECTION:** Where fire hydrants are subject to impact by a motor vehicle, guard posts, bollards or other approved means of protection shall be provided. (IFC 508.5.6)
- 11) **CLEAR SPACE AROUND FIRE HYDRANTS:** A 3 foot clear space shall be maintained around the circumference of fire hydrants. (IFC 508.5.5)
- 12) **FIRE HYDRANT/FIRE DEPARTMENT CONNECTION:** A fire hydrant shall be located within 100 feet of a fire department connection (FDC). Fire hydrants and FDCs shall be located on the same side of the fire apparatus access roadway. FDCs shall normally be remote except when approved by the fire code official. Fire sprinkler FDCs shall be plumbed to the fire sprinkler riser downstream of all control valves. Each FDC shall be equipped with a metal sign with 1 inch raised letters and shall read, "AUTOMATIC SPRINKLERS OR STANDPIPES" or a combination there of as applicable. (IFC 912.2) ***Please show FDC location for approval.***
- 13) **ACCESS AND FIRE FIGHTING WATER SUPPLY DURING CONSTRUCTION:** Approved fire apparatus access roadways and fire fighting water supplies shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. (IFC 1410.1 & 1412.1)
- 14) **KNOX BOX:** A Knox Box for building access is required for this building. Please contact the Fire Marshal's Office for an order form and instructions regarding installation and placement. (IFC 506)
- 15) **PREMISES IDENTIFICATION:** Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet numbers. Numbers shall be a minimum of 4 inches high with a ½ inch stroke. (IFC 505.1)
- 16) **FIRE DEPARTMENT ACCESS TO EQUIPMENT:** Fire protection equipment shall be identified in an approved manner. Rooms containing controls for HVAC, fire sprinkler risers and valves or other fire detection, suppression or control features shall be identified with approved signs. (IFC 510.1)

If you have questions, please contact me at (503) 259-1512 or Karen.mohling@tvfr.com .

Sincerely,

Karen Mohling

Karen Mohling
Deputy Fire Marshal



CITY OF West Linn

May 12, 2010

Tim Woodley
Director of Operations
West Linn-Wilsonville School District
P.O. Box 35
West Linn, OR 97068

SUBJECT: CUP-10-02/DR-10-03/VAR-10-04/MIS-10-06

Dear Mr. Woodley.:

You submitted this application on March 24, 2010. The Planning and Engineering departments find that this application is **complete** as of your submittal on May 12, 2010. The City now has 120 days (until September 10, 2010) to exhaust all local review per state statute. The application has been scheduled for a Planning Commission hearing on June 16, 2010. 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, AICP, Parsons Brinckerhoff, 400 SW 6th Ave., Ste. 802, Portland, OR 97204

C: Thea Wayburn, Dull Olson Weekes Architects, 907 SW Stark St., Portland, OR 97205

C: Sally McLarty, President, Bolton Neighborhood Association, 19575 River Rd., #64,
Gladstone, OR 97027

p:/devrvw/projects folder/2010/cup-10-02/compl-CUP-10-02

TIM WOODLEY
DIRECTOR OF OPERATIONS
WEST LINN-WILSONVILLE SCHOOL DIST
PO BOX 35
WEST LINN OR 97068

THEA WAYBURN
DULL OLSON WEEKES ARCHITECTS
907 SW STARK ST
PORTLAND OR 97205

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

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

Soppe, Tom

From: Soppe, Tom
Sent: Wednesday, May 12, 2010 11:07 AM
To: Le, Khoi
Subject: RE: Bolton School

Thanks

Tom Soppe
Associate Planner
City of West Linn
22500 Salamo Road
West Linn, OR 97068
ph. (503) 742-8660
fax (503) 656-4106
tsoppe@westlinnoregon.gov

From: Le, Khoi
Sent: Wednesday, May 12, 2010 11:06 AM
To: Soppe, Tom
Subject: Bolton School

Tom –

Since the new revised plan shows the easements for both sanitary sewer and water, it is complete for engineering.

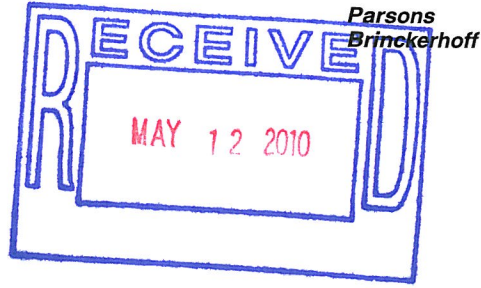
Thanks,

Khoi

Khoi Le, Public Improvement Program Manager
Public Works, #1517

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.



400 SW Sixth Avenue
Suite 802
Portland, OR 97204-1628
503-274-8772
Fax: 503-274-1412

May 12, 2010

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

RE: CUP-10-02/DR-10-03/VAR-10-04/MIS-10-06 Bolton Primary School

Dear Mr. Soppe,

In response to your May 5th letter indicating the above Design Review application was incomplete, we made the requested changes. Attached are four sets of the replacement plan sheets A1.00, C1.00, C1.01, C1.02, and C1.03. The remaining sheets in our application submittal are unchanged. I have also attached reduced 11X17-inch versions of the plan sheets and a CD of the revised materials.

The four items in your letter have been provided in the following manner:

- **60.080(B)(1) & 75.070(B)(1)** - This information is provided on sheets C1.00 and C1.01.
- **55.120(K)** - Door locations are shown on sheet A1.00.
- **60.080(B)(5)(b)** - This information is provided on sheets C1.00 and C1.01.
- **Engineering Department** - The utility easements are shown on sheet C1.00 and C1.01.

I trust you will now be able to declare this application is complete. Please contact me if you need anything further.

Sincerely,

Keith S. Liden, AICP

cc: Bob Teeters, WLWV School District
Thea Wayburn, DOWA



ARCHITECTURAL - INTERIOR PLANNING

DILL OLSON WERNERS ARCHITECTS, INC.
100 MARKET STREET, PORTLAND, OREGON 97201
P: 503.255.8888 / F: 503.255.9183 WWW.DLOW.COM

BOLTON PRIMARY SCHOOL REMODEL/ADDITION

West Linn-Wilsonville School District #3JT

2210 SW STAFFORD RD, TUALATIN, OR 97062

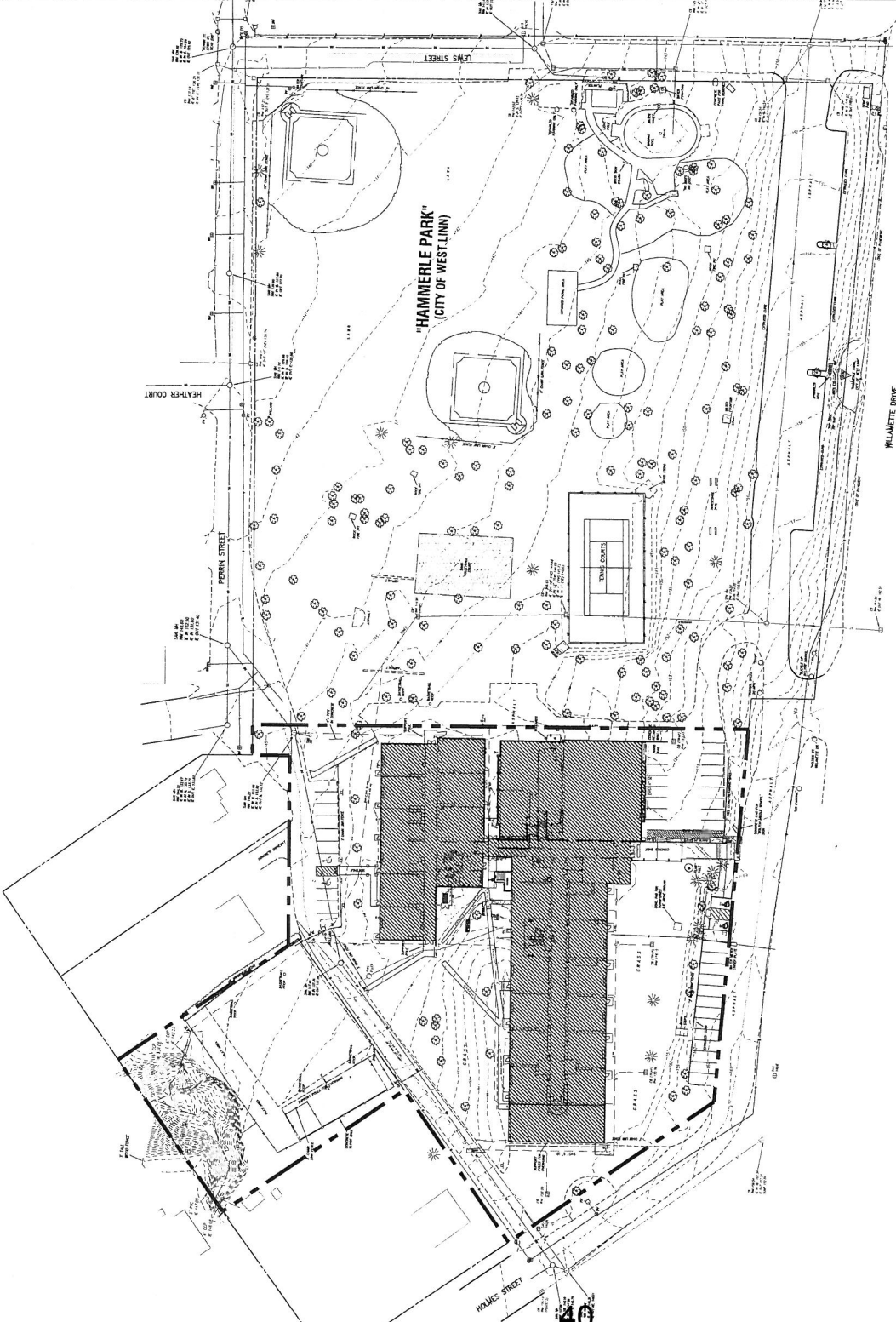
T: (503) 617-7042

phase:	Conceptual/Util
class:	Design Rev
date:	02/16/10
revision:	

project # 09023
sheet # 01
site plan

A1.00

EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



NOT FOR CONSTRUCTION



40



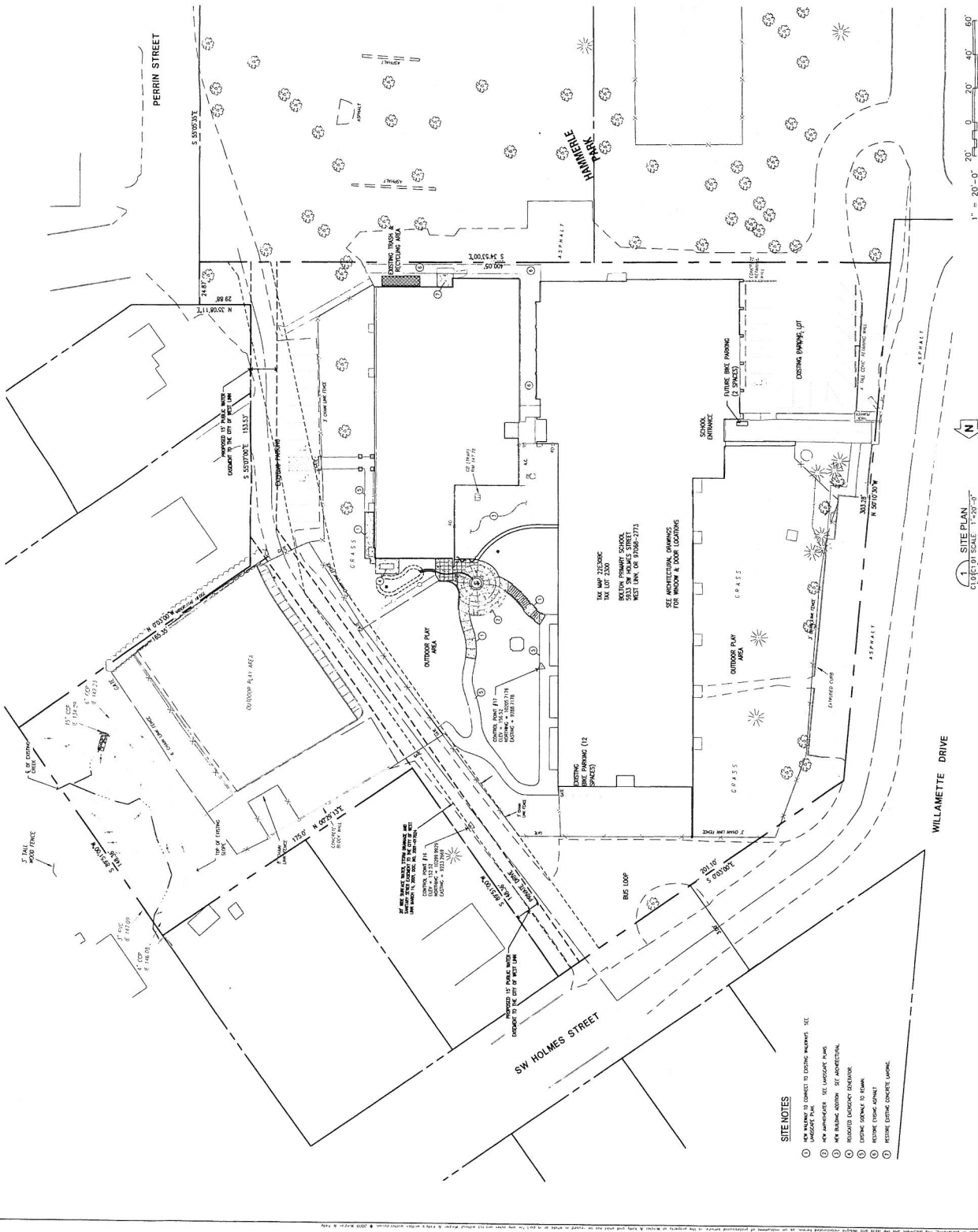
307 STARK STREET, PORTLAND, OREGON 97205
 503.281.8888 / 503.212.7192
 ARCHITECTS AND INTERIORS DESIGNERS

BOLTON PRIMARY SCHOOL REMODEL/ADDITION
 West Linn-Wilsonville School District #3JT
 2210 SW STAFFORD RD, TUALATIN, OR 97082
 503.673.7042

WENZELSKELLY
 LANDSCAPE ARCHITECTS
 1475 SW GARDNER AVENUE, SUITE 100
 PORTLAND, OREGON 97205
 503.241.1200

phase	conditional use
class	class 1 (single use)
date	04/15/2010
revised	

project # 09002
SITE PLAN
C1.01



1" = 20'-0"
 0' 20' 40' 60'

1 SITE PLAN
 C1.01 SCALE 1"=20'-0"

- SITE NOTES**
- 1 NEW PARKING TO CONNECT TO EXISTING PARKING. SEE
 - 2 NEW LANDSCAPE SEE LANDSCAPE PLAN
 - 3 NEW BUSHING SEE ARCHITECTURAL
 - 4 PROPOSED EXISTING EXTERIOR
 - 5 EXISTING SIGNAGE TO REMAIN
 - 6 EXISTING EXTERIOR LIGHTING
 - 7 EXISTING EXTERIOR LIGHTING



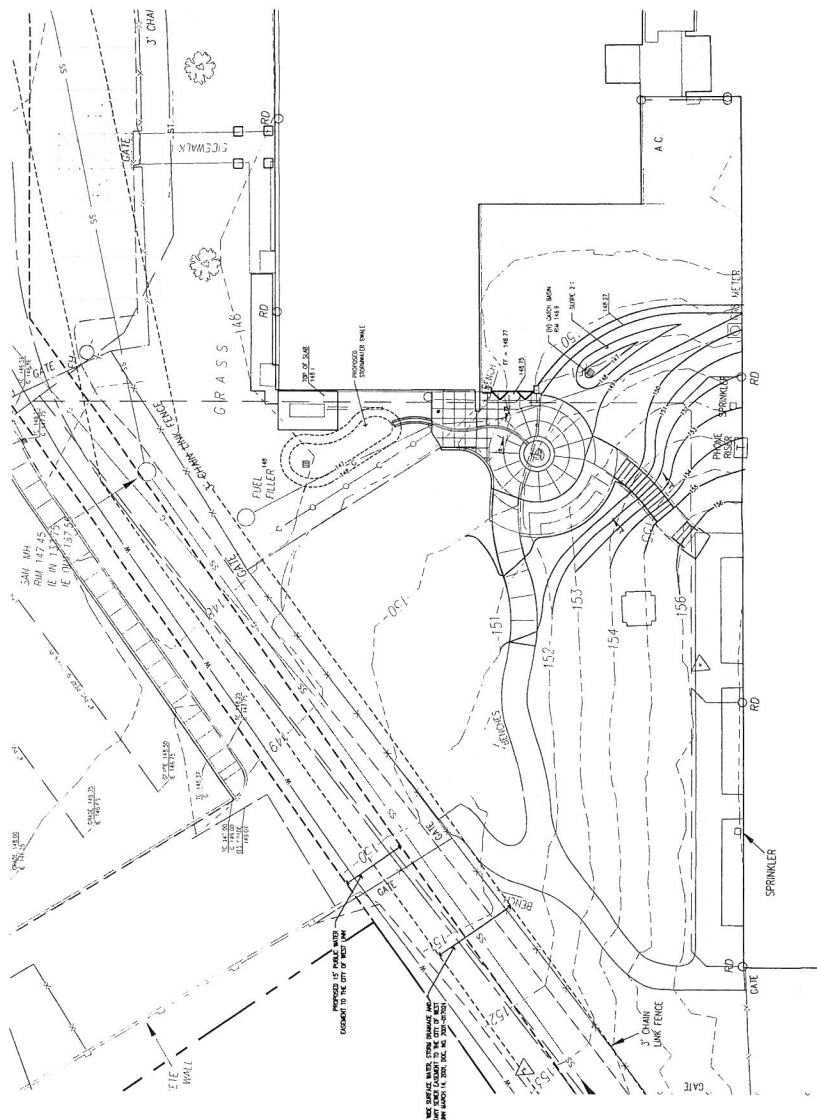
ARCHITECTS INC.
 2017 2018 2019 / 2020 2021 2022
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BOLTON PRIMARY SCHOOL REMODEL/ADDITION
 West Linn-Wilsonville School District #3JT
 2210 SW STAFFORD RD, TUALATIN, OR 97062
 E (503) 573 7042



phase	conditional use
class 1 design no	041100010
date	04/16/2010
revision	

project # 09002
 GRADING PLAN
C1.02



1 GRADING PLAN
 1" = 10'-0"
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1" = 10'-0"
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Soppe, Tom

From: Liden, Keith S. [Liden@pbworld.com]
Sent: Tuesday, April 27, 2010 2:20 PM
To: Spir, Peter
Cc: Bob Teters; Tim Woodley; Thea Wayburn; Steve Winkle; Soppe, Tom
Subject: [BULK] Waiver Request - Bolton/Cedaroak/WLHS
Importance: Low
Attachments: WaiverRequest-WLHS-BO-CO.doc



Peter,

Attached is an official request for waivers per 99.035, which we've discussed before. The revised Bolton and Cedaroak applications along with a new one for WLHS baseball field will be coming your way later this week. Thanks.

Keith Liden, AICP
Lead Planner

PlaceMaking

Parsons Brinckerhoff
400 SW 6th Avenue, Suite 802, Portland, OR 97204
Direct: 503-478-2348 | Office: 503-274-8772
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Brinckerhoff**

400 SW Sixth Avenue
Suite 802
Portland, OR 97204-1628
503-274-8772
Fax: 503-274-1412

April 27, 2010

Peter Spir, Associate Planner
West Linn Planning Department
22500 Salamo Road
West Linn, OR 97068

RE: CDC Waiver Requests

Dear Peter,

The West Linn-Wilsonville School District has submitted three different development applications for city review and approval. These include two conditional use/design review applications, which will be re-submitted this week following completeness review, for Bolton Primary School (CUP-10-02/DR-10-03/VAR-10-04/MIS-10-06) and Cedaroak Primary School (CUP-10-01/DR-10-02/VAR-10-03/MIS-10-05). The third is a Class I Design Review application for the baseball improvements at WLHS, which will be submitted this week for the first time. The purpose of this letter is to request a waiver of CDC submittal requirements for these applications as provided in CDC Section 99.035.

Bolton and Cedaroak

A waiver is requested from CDC Section 99.038(5)(e) to provide an audio tape of the neighborhood meeting. The district (and apparently the neighborhoods) did not realize that a tape was required, and therefore, no tape was made for the Bolton and Robinwood neighborhood association meetings. Minutes have been provided as part of the applications. Because both meetings only involved a brief presentation by the district about the library additions followed by no comments or concerns by the attendees, a tape is unnecessary. The district has reviewed the minutes for both meetings and finds they accurately describe the discussion.

WLHS Baseball Field Improvements

The applicant is requesting a waiver of the submittal requirement to provide topographic information for the entire project property (CDC 55.120 A). In this case, no topographic survey information is available for the undeveloped portion of the school district property to the west of the football and baseball fields. In addition, the improvements are focused solely around the baseball field. Because no construction activity of any kind is proposed outside of this area, the district requests a waiver from this submittal requirement and to provide this information for the project area only.

A waiver to the acoustic study requirement (CDC 55.120 M) is requested. The remodeling and renovation work will not expand the school capacity or intensity of use and therefore, the noise generated from the site will not change.

The waiver requests are also included in the narrative for each application. This letter is in response to your pre-application meeting note indicating that waiver requests needed to be in letter form.

Please contact me if you need anything further.

Sincerely,

A handwritten signature in black ink, appearing to read "Keith S. Liden". The signature is fluid and cursive, with the first name being the most prominent.

Keith S. Liden, AICP

cc: Bob Teters, WLWV School District
Tim Woodley, WLWV School District
Thea Wayburn, DOWA
Steve Winkle, DOWA
Tom Soppe, City of West Linn

BOLTON PRIMARY SCHOOL
Conditional Use, Class I Design Review,
Non-Conforming Structure and Variance
April 27, 2010

APPLICATION SUMMARY

For Conditional Use, Class I Design Review, Alteration of a Non-Conforming Structure, and Variance approval to construct a 2,500 square-foot addition to an existing 53,220 square foot primary school located on a 3.3-acre site. The addition is for a library expansion and renovation.

GENERAL INFORMATION

Location

5933 Holmes St. (2S 2E Section 30 BC, Tax Lot 2300). 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
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

Thea Wayburn
Dull Olson Weekes Architects
907 S. W. Stark Street
Portland, OR 97205
Phone: 226-6950
Fax: 273-9192
E-mail: TheaW@dowa.com

Plan Sheets and Supplemental Information

Cover Sheet

C1.00	Existing Conditions Project Area
C1.01	Site Plan
C1.02	Grading Plan
C1.03	Utility Plan
L1.0	Landscape Plan
A1.00	Existing Site Plan
A2.01	Lower Level Floor Plans
A2.02	Upper Level Floor Plans
A3.01	Exterior Elevations
E0.1	Legends & Abbreviations - Electrical
E2.2	Exterior Lighting

Materials Sheet
Preliminary Stormwater Drainage Design Memorandum

Figure 1: Aerial Photo



Source: Metro

BACKGROUND INFORMATION

Site Description

The site is developed with 53,220 square-foot primary school, driveway, parking, and play fields as shown in Figure 1 and Sheet C1.00. The entire site is approximately 3.3 acres. There currently are 309 students and 40 staff. In addition to the school building, a play area is located on the north side of the school. Access to the school is provided by Holmes Street, which runs along the south and west sides of the site. Parking is provided on the north and south sides of the building. It includes 38 standard and 4 handicapped spaces for a total of 42. Twelve additional on-street parking spaces are available along Holmes Street. A small existing bike rack is located near the existing library. Regularly scheduled TriMet bus service is available (Route 35 Macadam/Greeley) along Willamette Drive.

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> 2S 2E Section 30 BC, Tax Lot 2300 (3.3 acre school site owned by school district)	R10	Primary school building, ancillary facilities, and parking
<u>Surrounding Properties</u>		
North	R10	Single family residences
South	R10	Single family residences
East	R10	Hammerle Park (City of West Linn)
West	R10	Single family residences

SCHOOL BUILDING AND RELATED IMPROVEMENTS

The 2,500 square-foot addition is proposed on the northwest side of the existing school (Sheet C1.01) to create a larger and more versatile library. In addition, remodeling is also proposed for approximately 4,000 square feet of the existing interior to add a sprinkler system, improve mechanical equipment, and add a new window on the stage facing Hammerle Park. Adjacent to the addition, a small optional amphitheater is proposed, but constructing it will depend upon available funding. Associated interior remodeling will include:

- Remodel existing space and new construction to provide a centralized library space.
- Remodel of existing rooms to create a conference room, staff room/lounge, and production room.

- Conversion of existing library back into classrooms.
- Potential kitchen upgrades.
- Mechanical, electrical, and lighting upgrades.
- Addition of a fire sprinkler system throughout.

The improvements will provide an enhanced learning environment and a safer building. It will not change the existing enrollment capacity or staffing needs for the school.

An existing storm line, which drains from south to north, is located between the existing buildings. It needs to be replaced with a new line that redirects flow to the south to connect with an existing storm drain on the east side of the existing school.

A rain garden is being added per the City of Portland Stormwater Management Manual. It is sized using the simplified approach, which accounts for the required detention and water quality. The new impervious area is approximately 3,420 square feet requiring a rain garden of 205 square feet. The impervious area includes 2,500 square feet of rooftop from the library addition and 920 square feet of hardscape for the new amphitheater (Sheet C1.01).

The exterior finish of the addition will be consistent with the building's design, as shown on the materials sheet. The landscaping to be removed by the addition includes lawn and two trees. One tree is a Sweetgum (8" dbh) and a Japanese Maple (3" dbh). On February 16, 2010, the City Arborist, Mike Perkins, indicated these trees were not significant. Replacement landscaping will include trees and shrubs, as shown on Sheet L1.0.

The 3.3-acre site has no room to provide any additional on-site parking. However, the district does propose to provide 14 new bike parking spaces located under cover by the front entrance (2 spaces) and the northwest end of the school (Sheet L1.0). While this will not meet the city's requirement for the number of spaces (20 classrooms at 2/classroom), they will be more than adequate to satisfy the current bike parking demand, which is relatively low.

In addition to the conditional use and design review applications, a variance is necessary to allow the expansion of a nonconforming structure, which does not meet current on-site parking or maximum building coverage standards.

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), Non-Conforming Structures (Chapter 66), Variance Criteria (Chapter 75), 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 3.3-acre site for many years, and the building footprint will be expanded slightly. The school enrollment capacity will not be changed by the library addition or the interior remodeling. As shown on the attached site plan (Sheet C1.01), adequate area continues to be available for the school building, activity fields, parking, landscaping, and buffering. Because the addition will have an interior location on the site, building setbacks will remain the same, and it will have no meaningful affect on surrounding properties.

The school building currently covers 37% of the site, and the addition will expand the coverage to 38.8%. The school building is currently nonconforming, and it will continue to be slightly over the maximum building coverage standard of 35%.

The maximum floor area ratio (FAR) allowed in the R-10 zone is 0.45. Based on the property area of 3.3 acres, a maximum floor area of over 64,000 square feet is allowed. With the library expansion, the building floor area of 55,720 square feet is well below the maximum allowed.

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 school's enrollment capacity. As shown on the site plan, the 2,500 square-foot addition will be located in a portion of the existing courtyard, and it will not reduce any existing setbacks 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 be the same as the existing situation. The building, parking, and play areas will retain their current location and orientation, and therefore, the proposed addition and renovation 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.*

Built in 1955, 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 addition will not pose any new potential impacts for the surrounding neighborhood.

The area of the proposed addition has a moderate grade and has no physical limitations. The trees that are proposed for removal are not significant based on a review by Mike Perkins, City Arborist, and the benefit of landscaping on the site will be provided by the new plantings proposed in the landscaping plan (Sheet L1.0).

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. 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 building addition will replace an area occupied by lawn and sidewalks, resulting in net increase in impervious area of slightly less than 2,500 square feet of rooftop and 920 square feet of new hardscape. The existing and new systems 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 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 3.3-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 modified and all exceed the 20-foot minimum.

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.

The "Natural Environment" section contains one policy that is relevant to the request.

Specific Policy 10 (Water Quality):

Require that new development be designed and executed so as to avoid further degradation of surface and ground water quality by runoff, paying particular attention to the mitigation of soil erosion during and after the development process.

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.

Specific Policy 13 (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.

Specific Policy 19 (Noise Control)

Ensure that new commercial, industrial, and public facility development is landscaped and designed so that DEQ noise standards are met and neighboring noise sensitive properties are not negatively impacted by the new land use or associated activities.

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.

Specific Policy 19 (Urban Forest):

Require that land development will maintain existing trees, which exceed six inches in diameter at breast height (DBH) except where:

- A roadway is being developed*
- A building site is being developed*
- Solar access is needed for a solar heating system.*

As noted above, two trees must be removed because they are in the footprint of the library addition. New landscaping will include two replacement trees, foundation planting at the building perimeter, and water quality plantings in the storm water and detention facilities.

The "Public Facilities and Services" section contains several relevant policies.

General Policy 3 (Public Facilities and Services):

Ensure development will coincide with the provision of adequate public facilities and services. The City recognizes the following public facilities and services as those services which shall be provided coincident with development:

- A. Access*
- B. Storm drainage*
- C. Water*
- D. Sewer services*

As discussed above, these facilities are currently provided.

General Policy 5 (Public Facilities and Services):

Monitor, coordinate with, and regulate the activities of the following, where appropriate, as they affect existing and future residents and businesses.

- a. Solid Waste Collection and Recycling*

- b. *Utilities - Electricity, Natural Gas, Telephone, and Cable TV.*
- c. *Schools.*
- d. *Health Services.*

These services are available.

General Policy 1 (Energy Conservation):

Conserve energy through the appropriate location of land uses (through zoning).

General Policy 2 (Energy Conservation):

Ensure energy efficient provision of public facilities and services.

The new library expansion will offer significant energy savings through meeting current energy standards related to both increased insulation values and modern heating and cooling equipment.

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.

Chapter 66 Non-Conforming Structures

This chapter provides that any enlargement or alteration to a non-conforming structure containing a conforming use may be permitted if the enlargement or alteration will not change the non-conformity; and all other applicable ordinance provisions have been met. The existing structure is out of conformity because it does not meet the city's on-site parking and maximum building coverage requirements.

If Bolton Primary School was build today, the CDC would require 94 off-street parking spaces (53,220 square feet and 40 staff). Currently, 42 off-street parking spaces and 12 on-street parking spaces are provided. Although this addition does not increase the capacity of the school or the current parking needs, the code standards require 2 more parking spaces due to the 2,500 square-foot addition.

The parking standards also call for 4 handicapped parking spaces for between 76 and 100 total parking spaces. This requirement is the same for the existing school square footage and the increased square footage. Currently, 4 handicapped parking spaces are provided. The addition does not worsen the current non-conformance of the school facility as it relates to handicapped parking.

Bicycle parking is required for primary schools at the rate of 2 spaces per classroom. With 20 classrooms, 40 spaces are required, but only 2 or 3 bicycles are typically parked at the school. The provision of 14 new, cover spaces represents a significant improvement over the existing uncovered bike parking located in the area that will accommodate the library addition.

As noted above, the school building slightly exceeds the maximum lot coverage standard of 35%. The 2,500 square-foot addition will nominally increase the degree of nonconformity.

Chapter 75 Variances

A variance is being sought for expansion of a non-conforming structure regarding off-street parking and maximum lot coverage.

Chapter 75 requires that a variance will only be approved if it meets six criteria:

1. *Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, legally existing prior to the date of this ordinance, topography, or other circumstances over which the applicant has no control.*

The expansion of the non-conforming structure for parking is a result of the small lot size and configuration. The lot is 3.3 acres and is not physically able to accommodate more parking without sacrificing some of the outdoor play areas. This is a significant concern given the limited opportunities that students have for physical activity during the school day.

As one of the smallest of the school properties in the district, Bolton Primary School has extraordinary circumstances that do not apply to other school sites in the city. Other school facilities are on larger properties that can accommodate the required parking. As the only school in the neighborhood, these circumstances do not apply to other properties in the vicinity.

The district does propose some new bike parking as shown on Sheet L1.0. These spaces will all be covered, will be conveniently located, and visible. The 14 proposed spaces will be more than adequate to support current ridership (generally 2 or 3), and additional cyclists in the future. It is important to note that only 5th graders along with some 4th graders have appropriate skills to ride safely to school. The new parking represents a significant improvement over the current situation.

2. *The variance is necessary for the preservation of a property right of the applicant, which is substantially the same as a right possessed by owners of other property in the same zone or vicinity.*

The school use was established in 1955. Since then, the use of the automobile has become more prevalent and parking requirements have increased, and the existing parking is now out of compliance. Since 1955, the faculty, parents and neighborhood have learned to make the best of the parking situation. The available school bus and TriMet service along with the walkable character of the neighborhood help alleviate some of the need for vehicle parking. In addition,

the district does propose to provide better bike parking.

As noted in this application, the school building slightly exceeds the maximum lot coverage standard of 35%. Becoming a nonconforming situation because of amended zoning requirements is not an uncommon occurrence and allowing minor deviations is the similar to what is periodically allowed on other properties in the city.

- 3. The authorization of the variance will not be materially detrimental to the purposes and standards of this Code, will not be inconsistent with all other regulatory requirements, and will not conflict with the goals and policies of the West Linn Comprehensive Plan.*

The school addition will not increase the enrollment capacity or staff needs. As a result, the parking demand will remain as it is today.

Regarding the lot coverage, its primary purpose is to prevent buildings from appearing too large and out of scale with the property and surrounding development. The purpose of this requirement will be met with the addition because 1) the addition is situated internally and will not reduce existing building setbacks; and 2) the location of the school with two street frontages and a park on the third side greatly enhance the buildings compatibility with surrounding development.

All other code requirements will be met. The addition will not result in non-compliance with any other code provisions, and it does not conflict with the goals and policies of the Comprehensive Plan.

- 4. The variance request is the minimum variance, which would alleviate the exceptional and extraordinary circumstance.*

Although the site has proven to be suitable for the school, its ability to provide additional on-site parking is very constrained. The district has considered the trade-offs of adding more parking to the site and removing some of the existing outdoor play area. The elimination of outdoor school facilities was determined to not be appropriate given the benefit of the uses to the students and the community.

The proposed 2,500 square-foot addition represents a very modest increase in the building's size, and it is necessary to accommodate the desired educational enhancement to the library. As noted above, it is located so it will not create a perceived difference in building scale from adjoining properties.

- 5. The exceptional and extraordinary circumstance does not arise from the violation of this ordinance.*

The extraordinary circumstance creating the need for the variances to parking and maximum lot coverage standards is the small physical size of the lot. It is not a result of a violation of the ordinance.

- 6. The variance will not impose physical limitations on other properties or uses in the area, and will not impose physical limitations on future use of neighboring*

vacant or underdeveloped properties as authorized by the underlying zoning classification.

The proposed addition will not have any material effect on surrounding properties. In addition, no issues were mentioned during the neighborhood association meeting.

Chapter 99 Procedures for Decision-Making: Quasi-Judicial

This chapter requires that the neighborhood is contacted and the proposed development discussed with any affected neighborhood for conditional use permits for developments over 1,500 square feet. A neighborhood meeting with the Bolton Neighborhood Association was held on March 15, 2010. The minutes are provided with this application. No objections to the projects were raised.

An audio tape recording was not taken of the meeting by the district or the neighborhood. According to CDC Section 99.035 (C), which allows the Planning Director to waive submittal requirements, the district requests a waiver of the audio tape provision in CDC 99.038 (5) e. This agenda item involved the district explaining the proposal followed by no objections or conversation by the attendees. The district has reviewed the minutes and finds them to accurately describe this portion of the neighborhood association meeting.

DESIGN REVIEW CRITERIA

The Conditional Use requirements include compliance with Chapter 55 Design Review. Section 55.090(A) refers to specific portions of Section 55.100 that apply to Class I Design Review applications. The applicable portions of Section 55.100 are addressed below, including sections identified by the city staff.

Section 55.090(B) states that adequate public facilities must be available. This criterion is satisfied because the school is currently served by a full range of public utilities and streets.

Section 55.100 contains the applicable approval standards for a Class I Design Review. At the conclusion of the preapplication conference, the planning staff determined that the application must meet the following criteria in Chapter 55:

- 55.100(A)(1)
- 55.100(A)(7)
- 55.100(A)(10)
- 55.100(B)(1-6)
- 55.100(D)
- 55.100(G)
- 55.100 (I)(1-2)
- 55.100(J)
- 55.100(K)

These criteria are addressed below.

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

1. Chapter 33 - Storm Water Quality and Detention

As noted above, a rain garden is being added per the City of Portland Stormwater Management Manual. It is sized using the simplified approach, which accounts for the required detention and water quality. The new impervious area is approximately 3,420 square feet accommodated by a rain garden of 205 square feet. The impervious area includes 2,500 square feet of rooftop and 920 square feet of hardscape.

7. Chapter 46, Off-Street Parking and Loading

Section 46.090 B. 6. requires "one space for every employee, plus 1 space for each 1,000 square feet of floor area." The requirement for the school, before the proposed addition, is 85 parking spaces. The addition of 2,500 square feet will require 3 additional parking spaces. There are currently 42 off-street parking spaces provided at Bolton with 12 additional on-street spaces available adjacent to the school. As noted, the capacity of the school will not be enlarged, and the current parking needs for the school will not be changed. An expansion to the non-conforming structure is addressed above under Chapters 66 and 75.

Section 46.120 requires a 15-foot wide drive for loading and unloading passengers. The off-street loading facilities will not be affected by the proposal.

Section 46.130 requires one loading space for the school (10,000 - 100,000 sq. ft.). Sufficient loading space is currently provided and will not be affected.

Section 46.140 contains the design standards for parking areas. The existing parking facilities on the site will not be affected.

Section 46.150 A. contains a variety of standards pertaining to parking lot design, pavement, pedestrian access, handicapped parking, and grades. These standards do not apply because no modifications are proposed.

Section 46.150 B. contains standards for handicapped parking, including 4 handicapped parking spaces for the 85 required parking spaces. Currently, 4 handicapped parking spaces are provided. The proposal meets these requirements as noted in the site plan and below:

1. Existing spaces will be retained.
2. These spaces will continue to be provided close to the main school entrances.
3. ADA standards will continue to be satisfied.
4. Not applicable because no differences are identified between the code and federal standards.
5. The necessary 6 and 8-foot wide isles will continue to be provided.

Section 46.150 B. contains bicycle standards. As described above, the district proposes to significantly improve the bike parking by replacing the small existing bike rack with 14 bike parking spaces that are covered and conveniently located.

10. Chapter 54, Landscaping

Existing landscaping where the building site is being developed will be removed. This includes one Sweetgum Tree (8" dbh) and a Japanese Maple Tree (3" dbh). The addition will result in a total landscaped area of over 34%, meeting the minimum standard of 20% (Sheet L1.0).

Replacement landscaping will match the existing school planting character and include the following:

- Foundation shrub and groundcover plantings at the perimeter of the library. Plant species will match existing plantings at the school, and a permanent irrigation system will be provided.
- Water quality plantings in the storm water quality and detention facilities will meet applicable standards.
- Two replacement trees will match the existing trees that are to be removed.

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 City Arborist determined that no significant or heritage trees would be affected by the proposal. The impact of removing the trees noted in this application will be mitigated by the new landscaping proposed (Sheet L1.0).

Section 55.100 B. 3. is satisfied because grading will only involve the building footprint for the 2,500 square foot addition and a small hardscape area.

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 the same setbacks.

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

- a. The architectural design for the addition will be consistent with the architectural style of the existing building as shown on Sheet A3.01.
- b/c. The proposed design is compatible with the natural environment because only a minimum amount of area will be used for the addition. The proposed addition to Bolton Primary School is in the back of the school between two existing wings of the facility. The proposed library addition effectively transitions into the existing structure and the adjoining sites by using complementary rhythm of windows, rooflines, building lines, material, and colors as the existing primary school.
- d. The site size and the addition location are sufficient to displace any contrasting architectural styles that the proposed building might add to the surrounding area. As illustrated in the plan sheets, the addition is located in the approximate center of the site with the existing school building on three sides.

- e. The human scale of the proposed building is represented in the design approach, which is consistent with the existing building design.
- f. The criterion related to windows applies only to commercial and office buildings, not school structures.
- g. The addition at Bolton is curved in nature to compliment the contours of the existing landscape. The roofline steps down to create a bridge between the higher and lower classroom wing components and to keep with the low scale of the existing school structure. The exterior finishes will be the same or similar to existing building materials. Higher wall surfaces will be a ribbed metal panel in a neutral color. The window wall and clerestory windows will provide natural daylight into the new library as well as a visual connection to the existing and new landscape features.

In addition the new construction, window replacement will occur at the southwest classroom that faces Willamette Drive (Highway 43). Windows will also be added to the existing stage in the lower level to provide a view to the adjacent Hammerle Park. A new staff room, work room and remodel of existing spaces to create a larger, more centralized library are part of the scope of work.

- h. Climatic concerns are considered in the proposed building designs due to the public use associated with school buildings. The new addition will meet all current energy efficiency standards.
- 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 addition and its internal location on the site will maintain the current pedestrian-friendly character of the neighborhood.

Section 55.100 B. 7. is not relevant because the library addition 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

The building entry and operation of the school will not be changed by the addition.

D. Privacy and Noise

School activities and associated noise will not be affected by this proposal.

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

The operation and main entry for the school will not be amended.

I. Public Facilities

The proposed addition and hardscape will slightly increase the stormwater runoff rate. However, a rain garden is being added per the City of Portland Stormwater Management Manual to account for the required detention and water quality. This

system will minimize the impact to the downstream system.

J. Crime Prevention and Safety/Defensible Space

Access, building entrance locations, and existing lighting will not be affected by the library addition. The windows on the library will face the courtyard and provide enhanced visibility to this area.

K. Provisions for Persons with Disabilities

City code criteria and ADA requirements will be satisfied during the final building and facility design for the addition and remodeling work.

L. Signs

Not applicable because new signs or sign modifications are not proposed.

M. Utilities

The addition and other remodeling will not require any change to the existing utility services for the school.

CONCLUSION

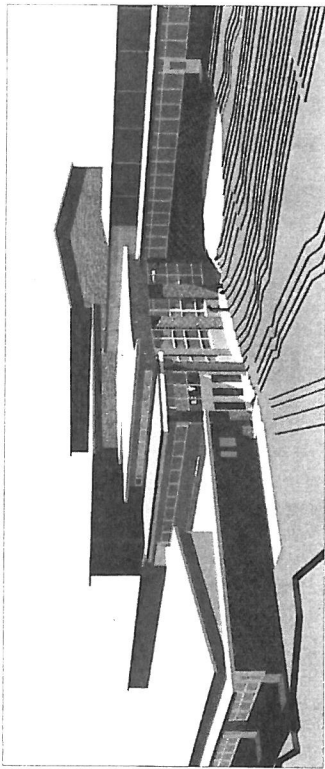
The proposed library addition and interior remodeling satisfy all of the relevant criteria as demonstrated above.

BOLTON PRIMARY SCHOOL ADDITION/REMODEL

West Linn Wilsonville School District
22210 SW Stafford Rd, Tualatin, Oregon, 97062

CONTENTS

civil	landscape	architectural	electrical
C1-00 Existing Conditions Project Area	L1-01 Landscape Plan	A1-00 Existing Site Plan	E0-1 Legends and Abbreviations - Electrical
C1-01 Site Plan	A2-01 Level: Level Existing and Proposed Floor Plan	A2-02 Level: Level Existing and Proposed Floor Plan	E2-1 Exterior Lighting
C1-02 Circulation Plan	A3-01 Existing & Proposed Exterior Elevations		
C1-03 Utility Plan			



Proposed Library

Project Scope of Work

- Interior remodel and a 2,504 sq ft building addition.
- Replacement of windows at Southwest classroom, including new window work at existing platform.
- New landscaping.

Site Information

5933 SW Nelson Street, West Linn, OR 97068
 Project Address
 3.33 acres
 Site Area
 02565443
 Parcel #
 22E 39BC 02300
 Map # (T/H/O)
 R-10
 Zoning
 Urban Growth Area West Linn

OWNER
 West Linn Wilsonville School District
 22210 SW Stafford Rd
 Tualatin, Oregon 97062
 (503) 251-7567
ARCHITECT
 DMF Olson Wilsonville Architects PC
 402 SW Stone Street
 Portland, Oregon 97204
 (503) 226-8866 / (503) 773-9192

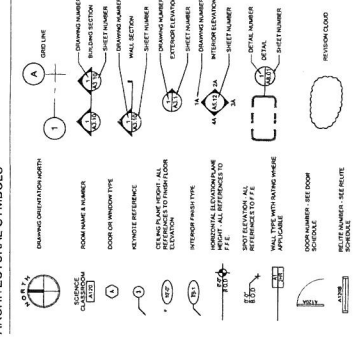
civil engineer
 Wallace Kelly
 15125 SW Seaside Ave
 West Linn, OR 97068
 (503) 226-2671 / (503) 226-3705

landscape architect
 Wallace Kelly
 15125 SW Seaside Ave
 West Linn, OR 97068
 (503) 226-2671 / (503) 773-9192

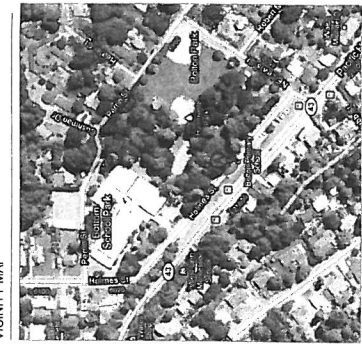
ARCHITECTURAL ABBREVIATIONS

1	1A	1B	1C	1D	1E	1F	1G	1H	1I	1J	1K	1L	1M	1N	1O	1P	1Q	1R	1S	1T	1U	1V	1W	1X	1Y	1Z
ADJUST	ADJUSTED	ADJUSTING	ADJUSTMENT	ADJUSTMENTS	ADJUSTMENTS	ADJUSTMENTS	ADJUSTMENTS	ADJUSTMENTS	ADJUSTMENTS	ADJUSTMENTS	ADJUSTMENTS	ADJUSTMENTS	ADJUSTMENTS	ADJUSTMENTS	ADJUSTMENTS	ADJUSTMENTS	ADJUSTMENTS	ADJUSTMENTS	ADJUSTMENTS	ADJUSTMENTS	ADJUSTMENTS	ADJUSTMENTS	ADJUSTMENTS	ADJUSTMENTS	ADJUSTMENTS	ADJUSTMENTS

ARCHITECTURAL SYMBOLS



VICINITY MAP



BOLTON PRIMARY SCHOOL ADDITION/REMODEL
 project # 09002
 march 16, 2010
 CONTRACT USE
 APPLICATION

CONDITIONAL USE/ CLASS I DESIGN REVIEW



DRILL OLSON WICKES ARCHITECTS INC.
 1000 1/2 AVENUE SOUTH, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.8800 FAX: 303.733.8801
 WWW.DRILL-OLSON-WICKES.COM

BOLTON PRIMARY SCHOOL REMODEL/ADDITION
 West Linn-Wilsonville School District #3JT
 2210 SW STAFFORD RD, TUALATIN, OR 97082
 P (503) 673 7042

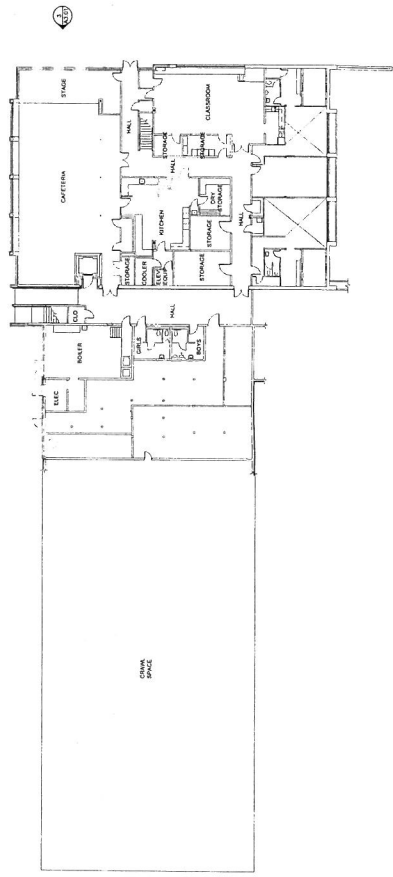
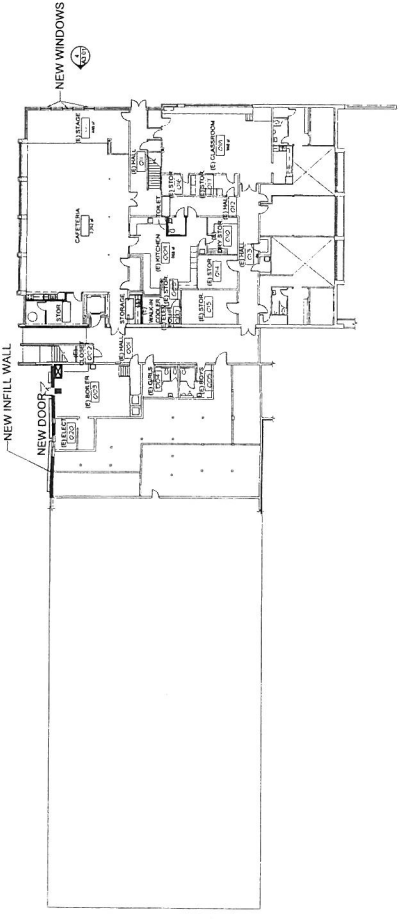
Phase	Conditional Use
Class / Design Rev	
date	03/16/10
revision	

project # 08009
 lower level existing and propose floor plans

A2.01

LEGEND:

	NEW WALL
	EXISTING WALL
	WALL TO BE REMOVED



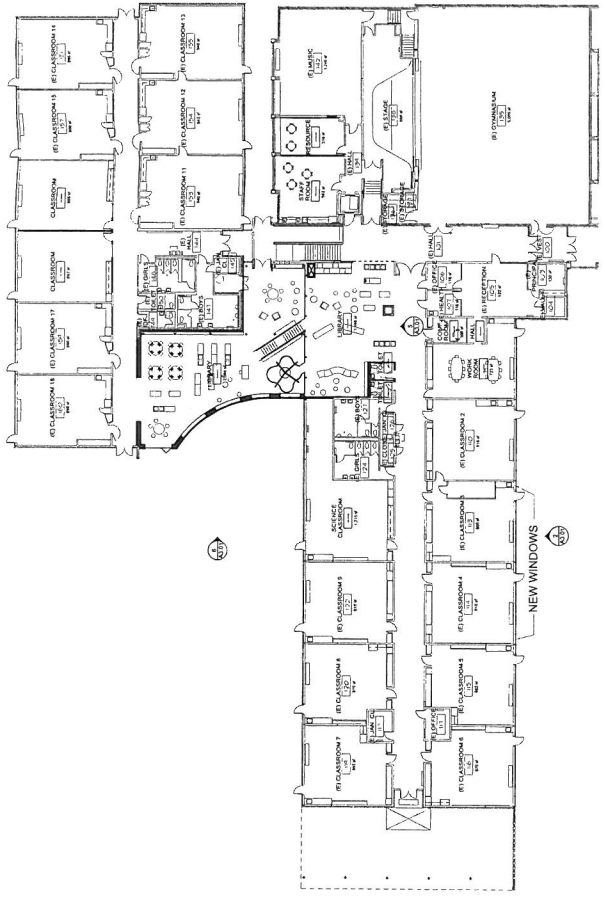
NOT FOR CONSTRUCTION

Phase	Conditional Use
Class [Design Rev	
date	02/16/10
revisions	

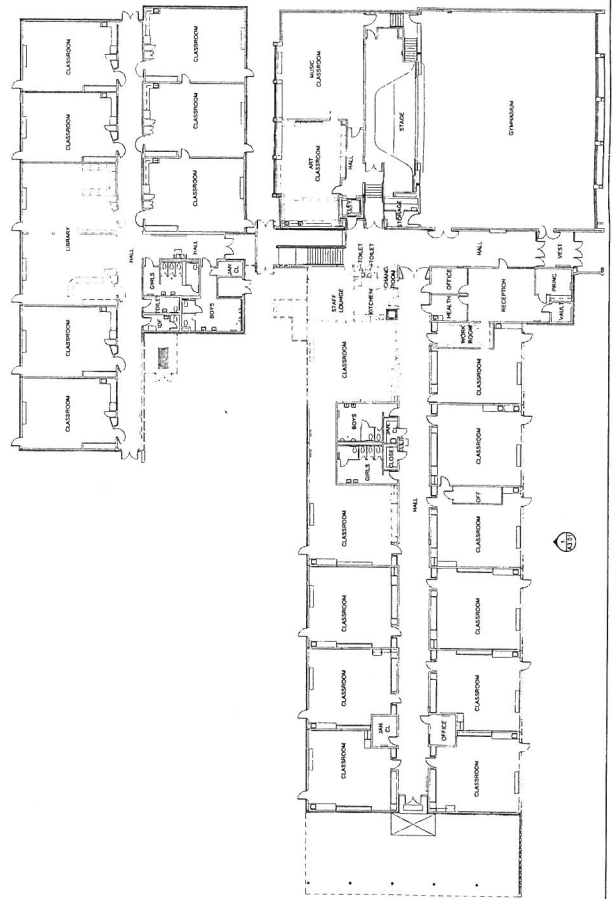
LEGEND:

(Solid line)	NEW WALL
(Dashed line)	EXISTING WALL
(Dotted line)	WALL TO BE REMOVED

PROPOSED UPPER LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"



EXISTING UPPER LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"



NOT FOR CONSTRUCTION

Soppe, Tom

From: Soppe, Tom
Sent: Friday, April 02, 2010 4:26 PM
To: 'Liden, Keith S.'
Subject: RE: Bolton - Class I or II Design Review

I agree with the calculations and that it can be a Class I Design Review. Thank you.

Tom

From: Liden, Keith S. [mailto:Liden@pbworld.com]
Sent: Friday, April 02, 2010 3:08 PM
To: Soppe, Tom
Cc: Thea Wayburn
Subject: [BULK] Bolton - Class I or II Design Review
Importance: Low



Tom,

Your draft completeness review indicated that based upon the floor area figures provided, the library addition at Bolton would slightly exceed the 5% threshold for a Class I Design Review, and therefore, it would be subject to a Class II review. This caused us to go back and recalculate the floor area more precisely consistent with the "total floor area" terminology used in CDC 55 and the floor area definition in the CDC. For the application, we were focused primarily on interior space needs for students and staff. We also used a rounded number for the floor area of the new addition (2,500 sf). By looking at the "total floor area", the building has 53,220 sf, and the library addition is slightly less than 2,500 sf (2,483 sf). The library addition is under the 5% ceiling, and it can be a Class I application. The attachment shows the square footage associated with different parts of the existing building and the addition. Naturally, we will revise the figures in our final application submittal.

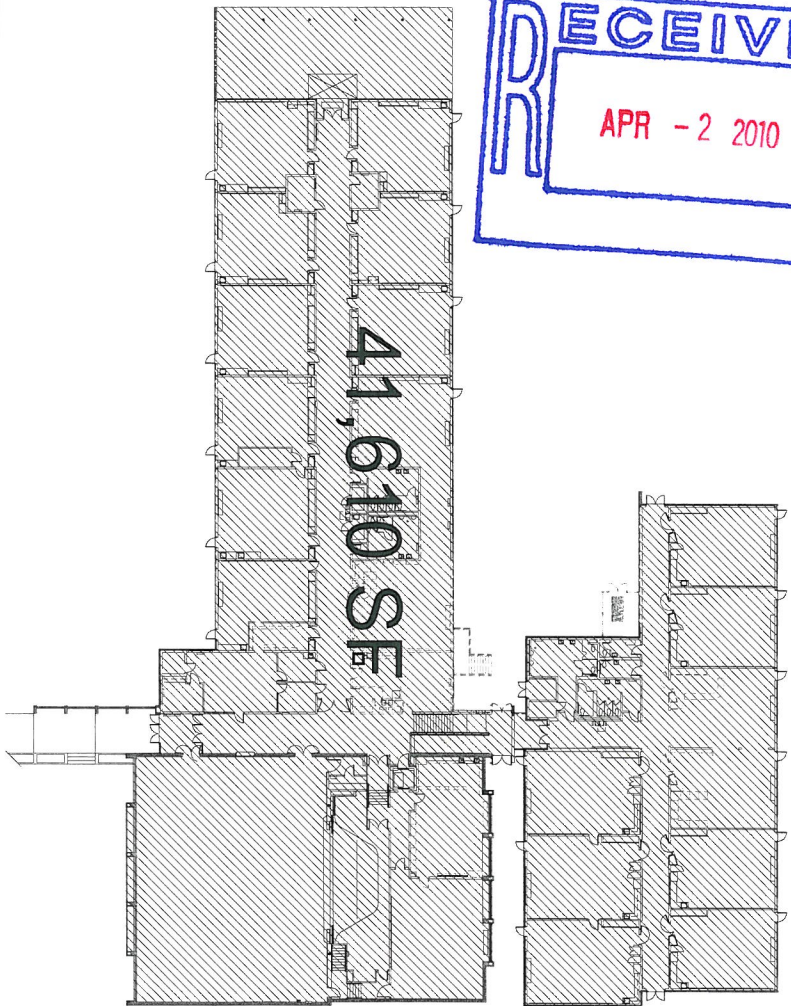
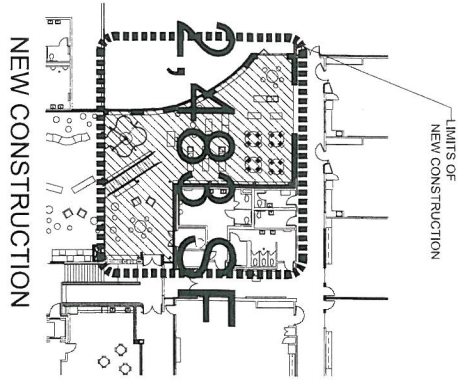
Please confirm that you concur with the revised figures and that a Class I application is required. Thanks.

Keith Liden, AICP
Lead Planner

PlaceMaking

Parsons Brinckerhoff
400 SW 6th Avenue, Suite 802, Portland, OR 97204
Direct: 503-478-2348 | Office: 503-274-8772
www.pbworld.com/pbplacemaking

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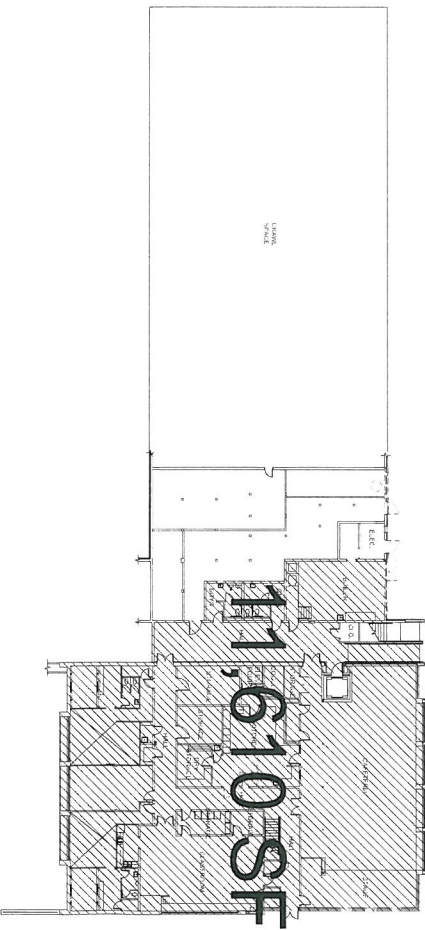
SF ANALYSIS:

SQUARE FOOTAGE OF EXISTING BUILDING = 41,610 SF
 11,610 SF
 53,220 SF

SQUARE FOOTAGE OF LIBRARY ADDITION = 2,483 SF

5% OF 53,220 SF = 2,661 SF

2,483 < 2,661; ADDITION IS LESS THAN 5% OF TOTAL BUILDING SF



NOT FOR CONSTRUCTION

EXISTING FLOOR PLANS
 SCALE: 1/8" = 1'-0"



BOLTON PRIMARY SCHOOL REMODEL/ADDITION

West Linn-Wilsonville School District #3JT
 2210 SW STAFFORD RD, TUALATIN, OR 97062
 T: (503) 673 7042

DULL OLSON WEEKES
 ARCHITECTS, P.C.

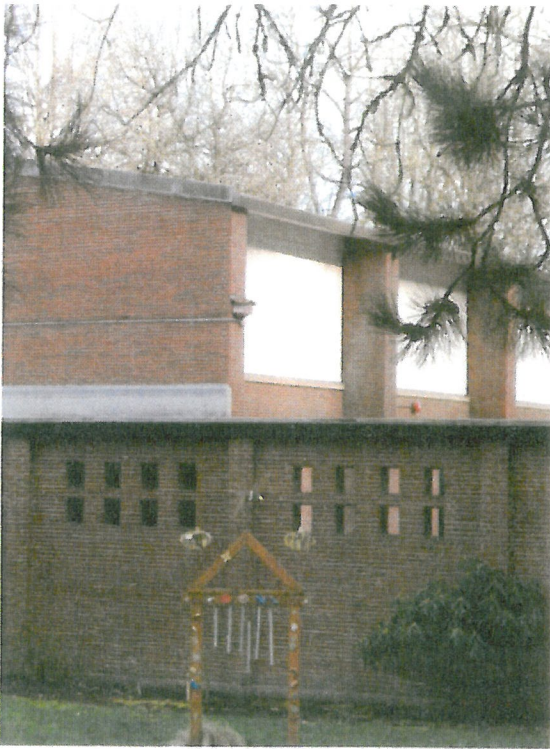


3175 STAR CRIST • PAPER AND CIRCULITUS
 101 21 410 • F 503 251 5192 • WWW.DOW.COM

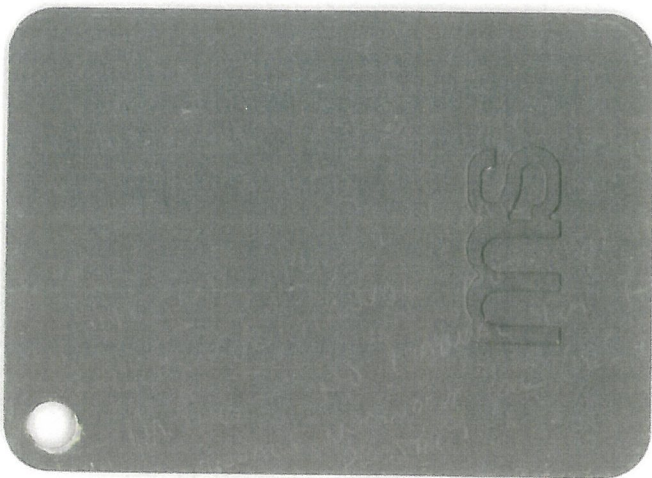
phase	Confidential/Use
date	Class Design Rev
revisions	02/07/10
project #	15992
building SF	analysis

CLP-10-03

Bolton Primary School – Exterior Colors/Materials



New brick to match existing brick (shown above)



Metal panel, Trim color



WINZLER & KELLY

15575 SW Sequoia Pkwy, Ste. 140
Portland, OR 97224-7233

Date: 3-12-10

MEMORANDUM

Project No.: 10884-09015 Project Name: Bolton Primary School Remodel
To: Khoi Le, City of West Linn
From: Patrick Tortora, P.E.
Copies To: M. Wharry, P.E.
Subject: Preliminary Stormwater Drainage Design Memorandum

This memorandum is to address the proposed storm drainage improvement related to the proposed library addition.

Project Description:

A 2,500 sf addition is proposed on the northwest side of the existing school to create a larger and more versatile library. In addition to the library addition is an amphitheatre on the northwest side of the library addition to be cut into the existing slope of the school yard. The amphitheatre has no associated building or canopy, it consists of concrete benches, pavers and lawn carved into the existing slope creating natural learning environment. See Site Plan.

New impervious area summary (approximate):

New library rooftop: 2,500 sf

New hardscape and amphitheatre: 535 sf

Existing Conditions:

There is an existing storm drain pipe line that drains from south to north between the existing buildings, crossing under the interconnecting breezeway. Due to the library addition, this storm drain pipe line will need to be re-laid to be redirected to flow to the south. The redirected storm drain will connect to the existing storm drain on the south east side of the existing school. All of the existing roof drains, area drains and foundation drains will be reconnected to the new storm drain system.

There is an existing storm drain that extends from west to east, passing through the new amphitheatre location. The depth of the existing storm is not known, and may need to be lowered to avoid conflicts with the new amphitheatre. The contractor is to verify the storm drain depth prior to final design and construction.

Proposed Storm System:

The proposed re-route storm system will consist of approximately 200 lf of storm drain as described above. Refer to the Utility Plan under separate cover.

The proposed storm drainage system for the library and amphitheatre addition is a raingarden. The raingarden is sized using the City of Portland Stormwater Management Manual Presumptive Approach. See attached calculations. The raingarden is sized for 3.035 sf., resulting in a raingarden size of 420 sf.



Presumptive Approach Calculator ver. 1.1

Catchment Data

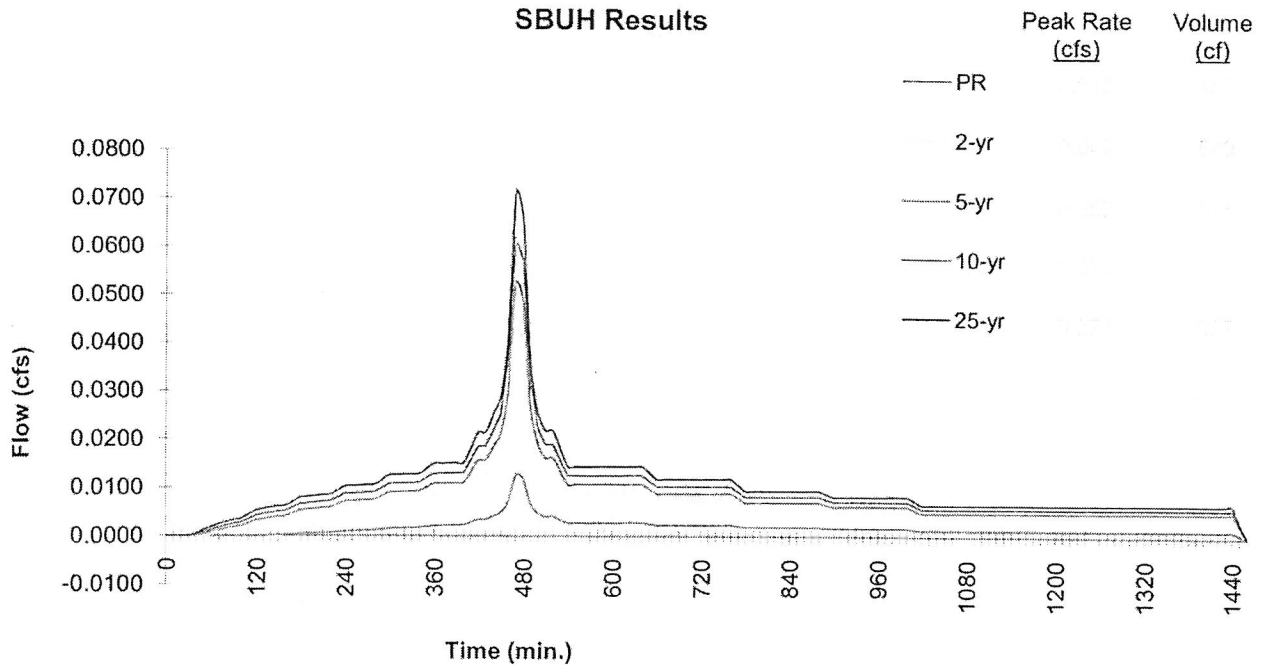
Project Name: Bolton Primary School
 Project Address: 0
West Linn, Oregon
 Designer: PRT
 Company: Winzler & Kelly

Catchment ID: A
 Date: 03/12/10
 Permit Number: 0
 Run Time

Drainage Catchment Information		
Catchment ID	A	
	Catchment Area	
Impervious Area	3,035	SF
Impervious Area	0.07	ac
Impervious Area Curve Number, CN_{imp}	98	
Time of Concentration, T_c , minutes	5	min.
Site Soils & Infiltration Testing Data		
Infiltration Testing Procedure:	Open Pit Falling Head	
Native Soil Field Tested Infiltration Rate (I_{test}):	0.01	in/hr
Bottom of Facility Meets Required Separation From High Groundwater Per BES SWMM Section 1.4:	Yes	
Correction Factor Component		
CF_{test} (ranges from 1 to 3)	2	
Design Infiltration Rates		
I_{dsgn} for Native (I_{test} / CF_{test}):	0.01	in/hr Design infiltration rate < 0.5 in/hr
I_{dsgn} for Imported Growing Medium:	2.00	in/hr

Execute SBUH Calculations

SBUH Results





Presumptive Approach Calculator ver. 1.1

Catchment ID: A

Project Name: Bolton Primary School

Catchment ID: A

Date: 3/12/2010

Run Time

Instructions:

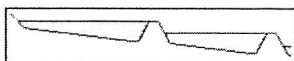
1. Identify which Stormwater Hierarchy Category the facility.
2. Select Facility Type.
3. Identify facility shape of surface facility to more accurately estimate surface volume, except for Swales and sloped planters that use the PAC Sloped Facility Worksheet to enter data.
4. Select type of facility configuration.
5. Complete data entry for all highlighted cells.

Catchment facility will meet Hierarchy Category: 3

Goal Summary:

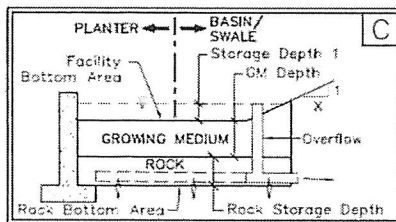
Hierarchy Category	SWM Requirement	RESULTS box below needs to display ...		Facility configurations allowed
		Pollution Reduction as a	10-yr (aka disposal) as a	
3	Off-site flow to drainageway, river, or storm-only pipe system.	PASS	N/A	ALL

Facility Type = Swale



Facility Configuration: C

Refer to Sloped Facility Worksheet and enter Variable Parameters



Calculation Guide
Max. Rock Stor. Bottom Area Per Swale Dims

DATA FOR ABOVE GRADE STORAGE COMPONENT

Infiltration Area = 248 sf
Surface Capacity Volume = 207.5 cf

Growing Medium Depth = 18 in
Freeboard Depth = N/A in

Surface Capacity at Depth 1 = 207 cf
GM Design Infiltration Rate = 2.00 in/hr
Infiltration Capacity = 0.011 cfs

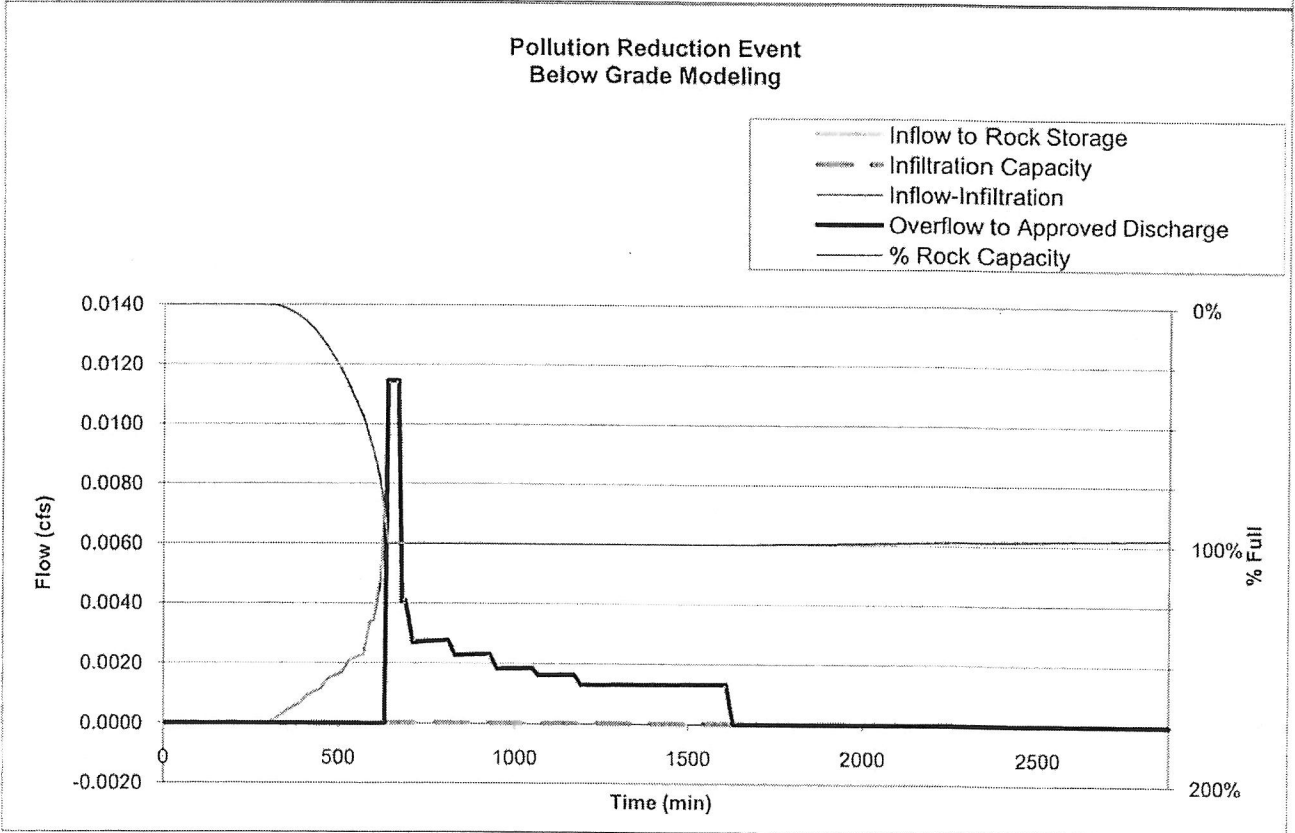
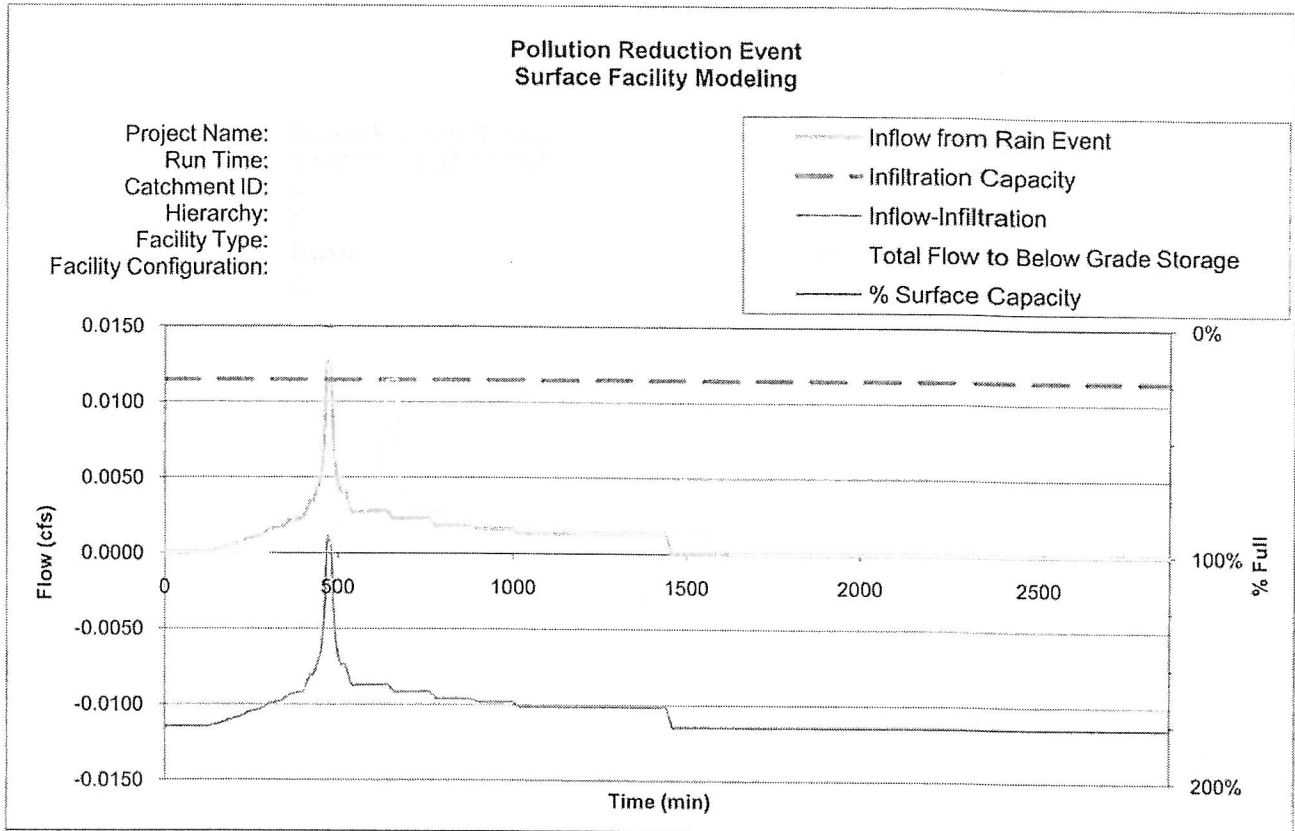
BELOW GRADE STORAGE

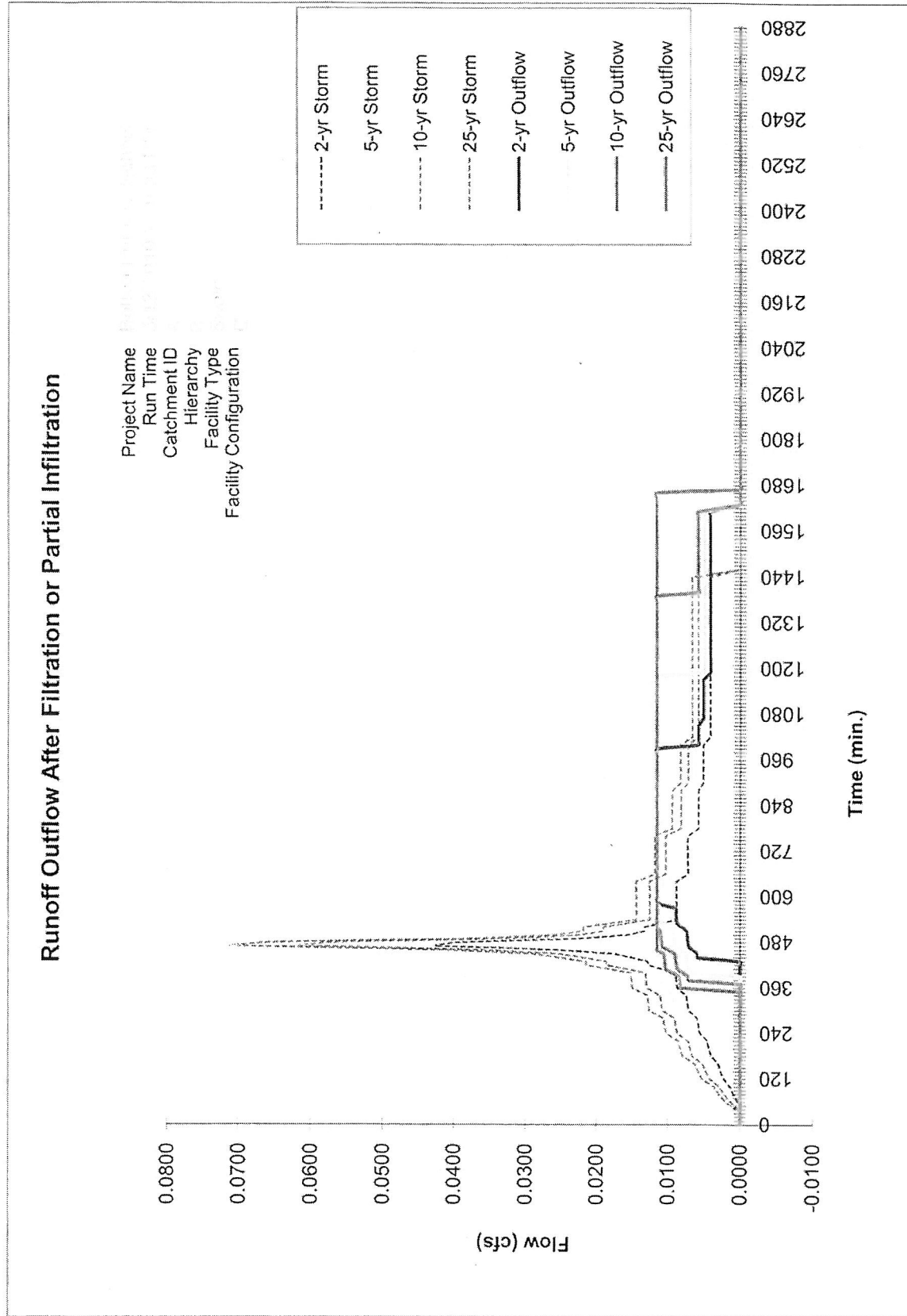
Rock Storage Bottom Area = 132 sf
Rock Storage Depth = 18 in
Rock Void Ratio = 0.3
Storage Depth 3 = 12 in

Rock Storage Capacity = 40 cf
Native Design Infiltration Rate = 0.01 in/hr
Infiltration Capacity = 0.000 cfs

RESULTS		Overflow Volume	
Pollution Reduction	PASS	129 CF	0% Surf. Cap. Used
			100% Rock Cap. Used
Output File			
	2-yr	5-yr	10-yr
Peak cfs	0.011	0.011	0.011

FACILITY FACTS	
Total Facility Area Including Freeboard =	420 SF
Sizing Ratio (Total Facility Area / Catchment Area) =	0.138







West Linn – Wilsonville Schools

PUBLIC NOTICE

THE PUBLIC IS INVITED to attend a Bolton Neighborhood Association meeting to discuss the proposed Library Addition Project at West Linn-Wilsonville School District's Bolton Primary School Site

**March 15, 2010 at 7:00 pm
Bolton Primary School
5933 SW Holmes Street
West Linn, OR 97068**

Property Information:

- **LOCATION:** Bolton Primary School
- **ADDRESS:** 5933 SW Holmes Street
West Linn, OR 97068
- **DESCRIPTION:** Parcel Number 00564543
Assessor's Map 22E30BC02300

Site Improvement Description:

The major elements of this site improvement work include:

- Construction of a new library addition.

This is an informal meeting to discuss the site improvements planned for the Bolton 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 503-673-7195; or visit us on the web at www.bond.wlww.k12.or.us


Notice dated February 22, 2009

Department of Operations
Mail: P.O. Box 35 • West Linn, Oregon 97068 • 503-673-7995 Fax 503-638-9143 • www.wlww.k12.or.us
Location: 2755 SW Borland Road, Tualatin, Oregon 97062

AFFIDAVIT

I, Robert Teters so hereby solemnly attest that the following statement is true.

A copy of the letter to officers of the Bolton Neighborhood Association and property owners within 500 feet of the proposed structure was mailed on February 23, 2010. A copy of the mailing list with names and addresses is attached.

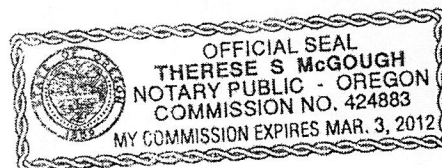
Robert Teters:  Date: 2/26/2010

State of Oregon

County of Clackamas

Signed or attested before me on February 26, 2010
by Therese S. McGough, Notary Public State of Oregon.
My Commission expires: March 3, 2012

Notary: Therese S. McGough



AFFIDAVIT

I, Remo Douglas 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 Bolton Neighborhood Association meeting was posted on February 23, 2010. A copy of the sign is attached.

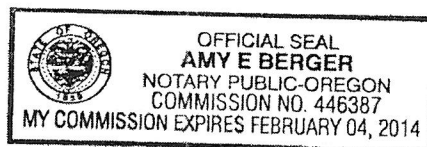
Remo Douglas: *R D G* Date: 3-4-10

State of Oregon

County of Clackamas

Signed or attested before me on March 4, 2010
by Amy E Berger, Notary Public State of Oregon.
My Commission expires: February 4, 2014

Notary: *Amy Berger*



Amy Berger - Neighborhood association officers for Bolton

From: Bob Teters
To: Amy Berger
Date: 12/21/2009 11:06 AM
Subject: Neighborhood association officers for Bolton
CC: Scott Perala

Amy

There are only 2 officers for the Bolton Neighborhood Association. They are Sally McLary (President) 19575 River Road, #64; Gladstone, OR 97027 and Gordon Bryck (Vice President) 5888 W A Street, West Linn, OR 97068.

Bob

GRAY DANIEL P or current resident
1305 HEATER CT
WEST LINN 97068

STREETER SANDRA J or current
resident
1310 HEATER CT
WEST LINN 97068

ASHCRAFT JONATHAN CO-TRUSTEE or
current resident
1325 HEATER CT
WEST LINN 97068

BANY ALBERT J & CHRISTINE A or
current resident
1340 HEATER CT
WEST LINN 97068

CLARK PETER G & LAURIE W or
current resident
1345 HEATER CT
WEST LINN 97068

ANDERSON LEE C & YIN YING CHEN or
current resident
1350 HEATER CT
WEST LINN 97068

STAAB M ANDREW or current resident
1355 CUSHMAN DR
WEST LINN 97068

JONES ALICE M TRUSTEE or current
resident
1375 CUSHMAN DR
WEST LINN 97068

WRIGHT H JEFFERY & CYNTHIA E or
current resident
1378 CUSHMAN DR
WEST LINN 97068

CROW STEVEN D TRUSTEE or current
resident
1381 BUCK ST
WEST LINN 97068

HARDWICK K ANDREW or current
resident
1385 HEATER CT
WEST LINN 97068

RUTTEN JON & TRACY or current
resident
1395 HEATER CT
WEST LINN 97068

DAVISSON GISELA A or current
resident
1410 BUCK ST
WEST LINN 97068

WANKER WILLIAM W TRUSTEE or
current resident
1415 BUCK ST
WEST LINN 97068

CONLEY DENNIS M or current resident
1420 LEWIS ST
WEST LINN 97068

BLACK REBECCA E or current resident
1448 BUCK ST
WEST LINN 97068

MCGUIRE JANICE C or current resident
1464 BUCK ST
WEST LINN 97068

GUVENIR DWON K & BRIA M or current
resident
1478 BUCK ST
WEST LINN 97068

ZACUR VERLE M TRSTE or current
resident
1481 BUCK ST
WEST LINN 97068

STONEKING SCOTT L or current
resident
1516 BUCK ST
WEST LINN 97068

MEYERS PATRICIA R or current
resident
1535 BUCK ST
WEST LINN 97068

PATTERSON RONALD L & PEGGY J or
current resident
1540 BUCK ST
WEST LINN 97068

STREITBERGER SCOTT D or current
resident
1562 BUCK ST
WEST LINN 97068

STUCKY D MICHAEL & NESJA G or
current resident
1580 BOLTON ST
WEST LINN 97068

PERRINE TERESA or current resident
1583 BOLTON ST
WEST LINN 97068

NAVE KATHLEEN S & THOMAS E or
current resident
1588 BOLTON ST
WEST LINN 97068

FIALA LAUREN or current resident
1592 LEWIS ST
WEST LINN 97068

NAKANO STEVEN M & AMY E or
current resident
1594 BOLTON ST
WEST LINN 97068

PKF-1 LLC or current resident
1595 BOLTON ST
WEST LINN 97068

RODICH LALIT KRISTINA or current
resident
1595 BUCK ST
WEST LINN 97068

LEE DONNIE & CARRIE or current resident 1596 BUCK ST WEST LINN 97068	PANICHELLO JOHNNY S TRUSTEE or current resident 1596 LEWIS ST WEST LINN 97068	DAVISSON CAROL J or current resident 1610 BUCK ST WEST LINN 97068
HERGET JAMES L & ILENE M or current resident 1615 BUCK ST WEST LINN 97068	DAVISSON GISELA A or current resident 1646 BUCK ST WEST LINN 97068	BROOKS KATHERINE J or current resident 1651 BUCK ST WEST LINN 97068
HANSEN SAMANTHA FORD or current resident 1670 BUCK ST WEST LINN 97068	DAVISSON GISELA A or current resident 1690 BUCK ST WEST LINN 97068	CORONA MARCO & STEFANI M or current resident 1691 BUCK ST WEST LINN 97068
LACY PETER M & LISA C or current resident 1712 BUCK ST WEST LINN 97068	TALBERT LARRY K or current resident 1742 BUCK ST WEST LINN 97068	BRADY SUSAN A or current resident 1792 BUCK ST WEST LINN 97068
KIRKENDALL MARGARET A & ROBERT L or current resident 1825 WEBB ST WEST LINN 97068	CARTER RUSSELL E or current resident 1900 WEBB ST WEST LINN 97068	CULLISON BRUCE M & ALICE R or current resident 1915 WEBB ST WEST LINN 97068
MOYER JOHN T or current resident 21530 WILLAMETTE DR WEST LINN 97068	MOYER JOHN T or current resident 21550 WILLAMETTE DR WEST LINN 97068	STONEKING RAYMOND D & GERALDINE or current resident 21605 WILLAMETTE DR WEST LINN 97068
HOLE TRISHA D or current resident 21615 MT HOOD TER WEST LINN 97068	MOCHON MARK F or current resident 21625 MT HOOD TER WEST LINN 97068	HAMPTON GREGORY S & JACQUELINE R or current resident 21635 MT HOOD TER WEST LINN 97068
SCHULD DON LEE & DORIS SHELDON or current resident 21635 WILLAMETTE DR WEST LINN 97068	DIGNAN TODD C & TWYLA M or current resident 21645 MT HOOD TER WEST LINN 97068	SANDERS WENDELL EDWIN TRUSTEE or current resident 21655 WILLAMETTE DR WEST LINN 97068
MENNE TREVOR or current resident 21665 WILLAMETTE DR WEST LINN 97068	STOREY JAQUELINE I or current resident 21685 WILLAMETTE DR WEST LINN 97068	PETERS VERNON A CO-TRUSTEE or current resident 21695 WILLAMETTE DR WEST LINN 97068
NOLAND CARTER & JOAN L or current resident 21715 WILLAMETTE DR WEST LINN 97068	WAGMAN GARY & SO YOUNG or current resident 21730 WILLAMETTE DR WEST LINN 97068	REISCHE DAMON W & JENNIFER or current resident 21735 WILLAMETTE DR WEST LINN 97068

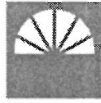
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HUTCHISON JOHN C or current resident 21790 WILLAMETTE DR WEST LINN 97068	CLYMAN SHERRY GOLD TRUSTEE or current resident 21795 WILLAMETTE DR WEST LINN 97068	VILLASAN LLC or current resident 21810 WILLAMETTE DR WEST LINN 97068
FEIN LARRY S & KRISTIN E or current resident 21815 WILLAMETTE DR WEST LINN 97068	ELLINGTON MARK W & JULIE A or current resident 5725 ROBERT MOORE ST WEST LINN 97068	KOVRT BRENT R or current resident 5739 PERRIN ST WEST LINN 97068
MULLINS WILLIAM H & MARLENE A or current resident 5740 PERRIN ST WEST LINN 97068	NOYE STEVEN H or current resident 5741 PERRIN ST WEST LINN 97068	MOLKENTHIN KENNETH C or current resident 5741 ROBERT MOORE ST WEST LINN 97068
BROWN JASMIN A or current resident 5746 PERRIN ST WEST LINN 97068	HAYWOOD SUZANNE TRUSTEE or current resident 5750 PERRIN ST WEST LINN 97068	WILLHITE JEFFREY W or current resident 5755 PERRIN ST WEST LINN 97068
SODERQUIST MAE MARIE or current resident 5770 PERRIN ST WEST LINN 97068	BEZNER MICHAEL B & RACHEL or current resident 5775 PERRIN ST WEST LINN 97068	WAND SUSAN K or current resident 5779 BROADWAY ST WEST LINN 97068
CARPENTER LIZ or current resident 5782 PERRIN ST WEST LINN 97068	ALARCON BRENDA D or current resident 5785 PERRIN ST WEST LINN 97068	CITY OF WEST LINN or current resident 5785 RIVER ST WEST LINN 97068
NICHOLSON WESLEY E JR & PAMELA or current resident 5789 BROADWAY ST WEST LINN 97068	GILMER TIMOTHY MYLES&PATRICIA or current resident 5794 ROBERT MOORE ST WEST LINN 97068	WHISLER LIONETTE C TRUSTEE or current resident 5795 PERRIN ST WEST LINN 97068
GRYGIEL KATARZYNA or current resident 5795 ROBERT MOORE ST WEST LINN 97068	WEAVER JAMES H & CONSTANCE BERRY or current resident 5796 ROBERT MOORE ST WEST LINN 97068	HOME LOAN SERVICES INC or current resident 5797 PERRIN ST WEST LINN 97068
SUCEVICH VAUGHN A SR&J or current resident 5797 ROBERT MOORE ST WEST LINN 97068	FOULLON ARTHUR C or current resident 5799 PERRIN ST WEST LINN 97068	EISELE TRAVIS J or current resident 5807 PERRIN ST WEST LINN 97068

RUTHERFORD ASHLEY & FELICIA G or current resident 5813 WEST A ST WEST LINN 97068	KAST THOMAS L & VERONIKA V or current resident 5815 WEST A ST WEST LINN 97068	GRAY DANIEL P or current resident 5825 PERRIN ST WEST LINN 97068
BRASEL WILLIAM B & LADORA A or current resident 5831 WEST A ST WEST LINN 97068	MUDDER ROXIE D or current resident 5835 BROADWAY ST WEST LINN 97068	THREEFOOT HENRY MARSHALL & or current resident 5835 PERRIN ST WEST LINN 97068
CHRISTENSEN KATHRYN A or current resident 5835 WEST A ST WEST LINN 97068	COTE DENNIS R & JANET R or current resident 5845 PERRIN ST WEST LINN 97068	SHEPHERD ROGER L & M A or current resident 5845 WEST A ST WEST LINN 97068
HOFFMAN ROBERT L & SALLY A or current resident 5860 WEST A ST WEST LINN 97068	ALFORD MICHAEL W or current resident 5879 PERRIN ST WEST LINN 97068	BRYCK CATHARINE C or current resident 5888 WEST A ST WEST LINN 97068
MITCHELL ROBERT R & NICOLE C or current resident 5889 PERRIN ST WEST LINN 97068	COCHRAN ROY E TRUSTEE or current resident 5891 WEST A ST WEST LINN 97068	ALONSO LUIS R & MARTHA R or current resident 5895 PERRIN ST WEST LINN 97068
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WENDLING JOSEPH A & MARY E or current resident 5903 WEST A ST WEST LINN 97068	BRAY TRACI C & GREGORY W or current resident 5905 PERRIN ST WEST LINN 97068	MUEHE ROBERT C or current resident 5905 WEST A ST WEST LINN 97068
CHAMBERS MARK J or current resident 5909 WEST A ST WEST LINN 97068	OSBURN DWAYNE HOWARD TRSTEE or current resident 5910 WEST A ST WEST LINN 97068	HEFTY ROBERT A J & J or current resident 5915 PERRIN ST WEST LINN 97068
BAISCH DORIS E or current resident 5940 WEST A ST WEST LINN 97068	STOWERS LOYD A & LILLIAN B or current resident 5955 WEST A ST WEST LINN 97068	LORD JEREMY W or current resident 5965 WEST A ST WEST LINN 97068
PEDERSEN BUELL C & THELMA C or current resident 5970 WEST A ST WEST LINN 97068	DOUGLAS KENNETH D or current resident 5977 WEST A ST WEST LINN 97068	COLLINS ESTHER FAYE or current resident 5980 WEST A ST WEST LINN 97068

SANFORD FREDRICK E CO-TRSTE or current resident 5983 WEST A ST WEST LINN 97068	WARTENA MICHAEL SCOTT or current resident 5986 WEST A ST WEST LINN 97068	HERMENS LAWRENCE C & ELAINE D or current resident 5989 WEST A ST WEST LINN 97068
TOMA BENYAMEN & LINDA RAMZI or current resident 6020 HOLMES ST WEST LINN 97068	VANMOURIK JASON & JENNIFER M or current resident 6021 GEER ST WEST LINN 97068	JOSEY ANNE C or current resident 6024 HOLMES ST WEST LINN 97068
BLAKLEY STEVEN or current resident 6025 WEST A ST WEST LINN 97068	WAINSCOTT JANICE L or current resident 6043 GEER ST WEST LINN 97068	BLAKLEY STEVEN or current resident 6049 WEST A ST WEST LINN 97068
EDWARDS MICHAEL J or current resident 6055 WEST A ST WEST LINN 97068	ALLMEYER LYNN MICHAEL & DEBORAH or current resident 6070 HOLMES ST WEST LINN 97068	BREHIO JOSH BEN & SHELA LANE or current resident 6075 HOLMES ST WEST LINN 97068
PIXTON J THOMAS & KAAREN or current resident 6085 HOLMES ST WEST LINN 97068	FARLEIGH DELL S & LOIS MAE or current resident 6090 HOLMES ST WEST LINN 97068	STONEKING SCOTT L or current resident 6105 HOLMES ST WEST LINN 97068
PIXTON J THOMAS & KAAREN or current resident 6116 HOLMES ST WEST LINN 97068	MACOM THURSTON H & BRITTNAY or current resident 6120 GEER ST WEST LINN 97068	HMF LLC or current resident 6121 GEER ST WEST LINN 97068
LAIRSON KATHLEEN or current resident 6126 IRVING ST WEST LINN 97068	DAVISSON PAUL or current resident 6140 GEER ST WEST LINN 97068	ESSIG WILLIAM R & LAURIE K or current resident 6141 HOLMES ST WEST LINN 97068
KEMP DEBRA LUCILLE or current resident 6144 IRVING ST WEST LINN 97068	EBERHARD JEFFREY D or current resident 6265 GEER ST WEST LINN 97068	GARTNER GERDA or current resident 6270 IRVING ST WEST LINN 97068
MIESEN STEVEN R or current resident 6275 HOLMES ST WEST LINN 97068	RICH CHRISTOPHER A & HEATHER B or current resident 6280 HOLMES ST WEST LINN 97068	NELSON KENT or current resident 6282 HOLMES ST WEST LINN 97068
GUSTAFSON ERNEST CARL & JEANNE M or current resident 6282 IRVING ST WEST LINN 97068	DAVISSON PAUL W & CAROL J or current resident 6285 HOLMES ST WEST LINN 97068	BOLTON NEIGHBORHOOD ASSOCIATION PRESIDENT SALLY MCLARTY 19575 RIVER RD #64 GLADSTONE 97027

BOLTON NEIGHBORHOOD
ASSOCIATION VICE PRESIDENT
GORDON BRYCK
5888 WEST A ST
WEST LINN 97068

BOLTON NEIGHBORHOOD
ASSOCIATION DESIGNEE GORDON
BRYCK
5888 WEST A ST
WEST LINN 97068



West Linn – Wilsonville Schools

PUBLIC NOTICE

THE PUBLIC IS INVITED to attend a Bolton Neighborhood Association meeting to discuss the proposed Library Addition Project at West Linn-Wilsonville School District's Bolton Primary School Site

**March 15, 2010 at 7:00 pm
Bolton Primary School
5933 SW Holmes Street
West Linn, OR 97068**

Property Information:

- **LOCATION:** Bolton Primary School
- **ADDRESS:** 5933 SW Holmes Street
West Linn, OR 97068
- **DESCRIPTION:** Parcel Number 00564543
Assessor's Map 22E30BC02300

Site Improvement Description:

The major elements of this site improvement work include:

- Construction of a new library addition.

This is an informal meeting to discuss the site improvements planned for the Bolton 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 503-673-7195; or visit us on the web at www.bond.wlww.k12.or.us

Notice dated February 22, 2009

Department of Operations
Mail: P.O. Box 35 • West Linn, Oregon 97068 • 503-673-7995 Fax 503-638-9143 • www.wlww.k12.or.us
Location: 2755 SW Borland Road, Tualatin, Oregon 97062

SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

*Bolton Neighborhood
association Des.
Borden Blyck
5888 west A St.
west Twin, Ok.
97068*

2. Article Number (Copy from service label)

7009 0820 0000 9577 3465

PS Form 3811, July 1999

Domestic Return Receipt

102595-99-M-1789

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) *Cathy Boyce* B. Date of Delivery *2/25/10*

C. Signature *Cathy Boyce* Agent Addressee

D. Is delivery address different from item 1? Yes
if YES, enter delivery address below: No

3. Service Type Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

UNITED STATES POSTAL SERVICE
POSTAL SERVICE OR 977

25 FEB 2010 PM 5



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

• Sender: Please print your name, address, and ZIP+4 in this box •

West Juni Wilsonville School
Dept.

PO Box 35

West June, OR 97138

Amy B.



SENDER: COMPLETE THIS SECTION

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- 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.

1. Article Addressed to:

*Bolton High School
 Association President
 Sally McLeary
 19595 Kuni RD #4
 Hanalei, HI 96721*

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) B. Date of Delivery

Sally T. McLeary *8-26-201*

C. Signature *Sally T. McLeary* Agent

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type

- Certified Mail
- Registered
- Insured Mail
- Express Mail
- Return Receipt for Merchandise
- C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Copy from service label)

7009 0820 0000 9577 3472

UNITED STATES POSTAL SERVICE
FIRST CLASS MAIL PERMIT NO. 5722
WESTLAND, MI 48186
77 FEB 2010 PM 4:11

First-Class Mail
Postage & Fees Paid
USPS
Permit No. 5722

• Sender: Please print your name, address, and ZIP+4 in this box.

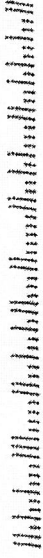
West Linn Wilcoxville
School Dist.

P.O. Box 35

West Linn, Or.

97068

Any b-



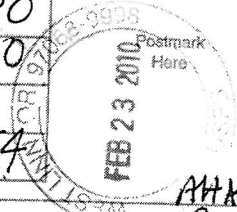
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OFFICIAL USE

Postage	\$ 44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.54



Sent to
 Belton Neighborhood Association President
 Street, Apt. No.,
 or PO Box No. 19575 Kevin RD #64
 City, State, ZIP+4
 Gladstone OR 97027

PS Form 3800, August 2006 See Reverse for Instructions

Certified Mail Provides:

- A mailing receipt
- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

Important Reminders:

- Certified Mail may **ONLY** be combined with First-Class Mail[®] or Priority Mail[®].
- Certified Mail is *not* available for any class of International mail.
- **NO INSURANCE COVERAGE IS PROVIDED** with Certified Mail. For valuables, please consider Insured or Registered Mail.
- 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 2006 (Reverse) PSN 7530-02-000-9047

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For delivery information, visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 44	
Certified Fee	2.80	
Return Receipt Fee (Endorsement Required)	2.30	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.54	

Sent to: *Bolton Neighborhood Ass. Inc.*
 Street, Apt. No.,
 or PO Box No. *5888 West A St.*
 City, State, ZIP+4 *West Linn, OR. 97068*

Certified Mail Provides:

- A mailing receipt
- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years


Important Reminders:

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- 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.

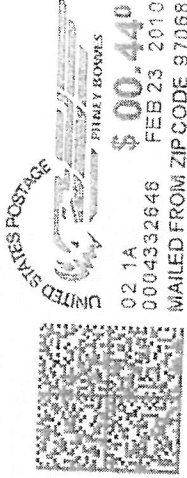
IMPORTANT: Save this receipt and present it when making an inquiry.

PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

Clackamas County School District 3jt
West Linn-Wilsonville Public Schools
ADMINISTRATION BUILDING
P.O. Box 35
West Linn, Oregon 97068

NMR


MCGUIRE JANICE C or current resident
1464 BUCK ST
WEST LINN 97068

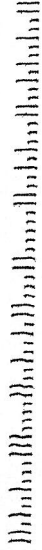


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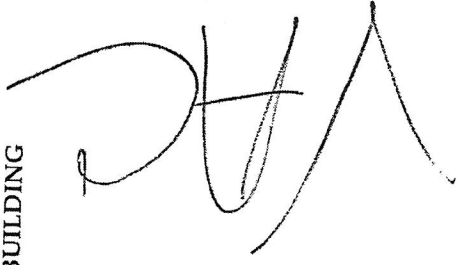
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NO MAIL RECEIPTABLE
UNABLE TO FORWARD

EC: 97068003535 *0229-00335-23-33

97068003535



Clackamas County School District 3jt
West Linn-Wilsonville Public Schools
ADMINISTRATION BUILDING
P.O. Box 35
West Linn, Oregon 97068



ESSIG WILLIAM R & LAURIE K or
current resident
6141 HOLMES ST
WEST LINN 97068

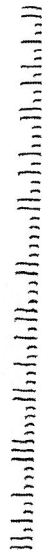


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UNABLE TO FORWARD

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Clackamas County School District 3Jt
West Linn-Wilsonville Public Schools
ADMINISTRATION BUILDING
P.O. Box 35
West Linn, Oregon 97068

Handwritten signature

PEDEKSEN BUELL C & THELMA C or
current resident
5970 WEST A ST
WEST LINN 97068



NIXIE 970 DE 1 00 02/26/10
RETURN TO SENDER
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UNABLE TO FORWARD
BC: 97068003533 *0229-00214-23-38

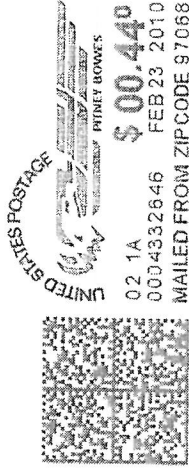
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Clackamas County School District 3Jt
West Linn-Wilsonville Public Schools
ADMINISTRATION BUILDING
P.O. Box 35
West Linn, Oregon 97068

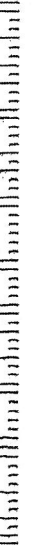
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STAAB M ANDREW or current resident
1355 CUSHMAN DR
WEST LINN 97068



NIXIE 970 DE 1 00 03/04/10
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
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97068003533



Handwritten signature

Clackamas County School District 3Jt
West Linn-Wilsonville Public Schools
ADMINISTRATION BUILDING
P.O. Box 35
West Linn, Oregon 97068

CK

THREEFOOT HENRY MARSHALL & or
current resident
5835 PERRIN ST
WEST LINN 97068



NIXIE 970 DE 1 00 03/04/10
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 970680003595 *0229-00409-29-38

970680003595

Clackamas County School District 3Jt
West Linn-Wilsonville Public Schools
ADMINISTRATION BUILDING
P.O. Box 35
West Linn, Oregon 97068

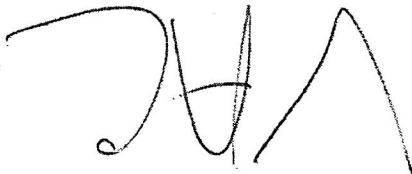
CULLISON BRUCE M & ALICE R or
current resident
1915 WEBB ST
WEST LINN 97068



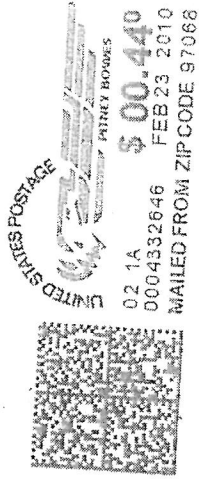
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970680003595

Clackamas County School District 3Jt
West Linn-Wilsonville Public Schools
ADMINISTRATION BUILDING
P.O. Box 35
West Linn, Oregon 97068



LORD JEREMY W or current resident
5965 WEST A ST
WEST LINN 97068



NIXIE 970 DE 1 00 02/25/10
RETURN TO SENDER
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BC: 97068003535 *0229-00396-23-38

97068003535



BOLTON NEIGHBORHOOD ASSOCIATION March 15, 2010 Minutes

The meeting was called to order at 7 PM in the Bolton Primary School Cafeteria.

Bolton Principal, Holly Omlin-Ruback updated us on the progress of the school's new garden project planned to provide fresh produce for West Linn's Food Bank as well as instruction for the students. She also invited us to stop by and check it out!

Our District 2 Metro Councilor, Carlotta Collette came to speak to us about Metros People places. Open spaces.. She brought copies of the 9/15/09 report and the urban/rural reserves map dated 2/25/2010. Our request was for a discussion of the urban designation of the Stafford Triangle.

There was concern that West Linn's infrastructure improvements or upgrading not enable a push into the Triangle. The single qualification for rural designation seems to be soil quality--which they have determined to be minimum in this area. Providing infrastructure to the triangle because of terrain is thought to be a deterrant to high density development.

Wildlife disturbance and displacement was also a concern, projected population projections were questioned. Metro land purchases to preserve habitat were discussed. Presently way over ten thousand acres of vacant or under-utilized employment land is inside the present Urban Growth Boundry. This is Metro's priority. It was pointed out that there is a great pool of residential real estate for sale in all 3 counties. Metro is trying to work with developers presently to use these available areas.

Representatives from the School District returned for a second appearance as during the planning process the city's "notification rules" changed and an additional Neighborhood Association designee was required to receive a registered notification. Our designee is Vice-president Gordon Bryck.

The presentation of the Bolton School addition for a new library was was by visuals, floor plans and sketches as well as explanations of this first phase of the projects. Other future plans for repurposing other areas

of the buildings were shared. The library addition will connect the two existing buildings. Funding is in place from the last bond measure. This information provided us with the detailed plans for "our school". Time line: construction begins end of Summer 2010--completion Fall 2011. No objections were voiced.

Upcoming events were discussed: Lockfest and Take Care of W.L. Day, May 15, Concerts in Hammerle Park: June 30 and July 21 and Concert at the W.L Fair July 17. Celebrate Bolton Day July 31 (Garden Club Plant Sale April 24 at Hammerle Park)

Submitted by Sally McLarty

Pres. Bolton N.A.

23 people signed in

NEXT MEETING : April 19, 2010

Galton Neighborhood Association
 March 15, 2010



Name	Address	E-Mail	Phone
Betty Colburn	5910 Vikest G. St		656-4046
Lilly McCarthy	19575 River Rd #64	97027	722-2137
Robert Stea	19775 SW 52 nd CE, Traktin	97062	724-0883
Robert Stea	907 SW Stark St. Portland OR	97205	226-6950
Mary Lewis	2380 DILLON	KARINAR@DONA.COM	387-3365
Angela R. Dreher	5767 Terrace Dr.		656-2491
Allydys M. Peim			502 387-3365
Eileen Willin	5714 Terrace Dr	ellenwillin@77@Comcast.net	650-0720
Carlotta Collette	600 NE Grand Ave	carlotta.collette@oregonmetro.gov	503 797-1887
MIKE BOND-WURD	22825 WILLAMETTE DR. W/L	mboyd@westlion.oregon.gov	503-655-6214
ROGER SHEPARD	5845 WEST A ST		557-8905
Marta Gaarenstroom			
Ther Nampun	DONA (Architect)	threan@donna.com	503-226-6950
ROBERT MCCARTHY	1535 BURNS STREET	RMCARTHY@CONSULTANTS.COM MCCARTHYCONSULTANTS.COM	503-557-8941
Hannah Benkowitz	1519 Holly St.	hannah.leach@jaboo.com I do not check it often	503-655-0689 71 a better way to

Name **Address** **E-Mail** **Phone**

Dell Farleigh	6090 Holmes St		503 656-6662
Lois Farleigh	6090 Holmes St Westling on		503-656-6662
CONSTANCE WENNER	5796 Robert Moore SA.	WENNER5796@hotmail.com	503 655-7084
Kathryn Jernstedt	6540 Lowry Drive		503 657-8237
Kathy Leikson	6126 Irving SA	Kal132@comcast.net	503-657-8237
STEVE MIESEN	6275 Holmes St	SMIESEN@HOTMAIL.COM	722-9581
Gordon Bryce	5088 West A Street	gbryc1@essystreet	(503) 722-3861
Alma Coston	5798 Hood	billnalna@comcast.net	503.656.3546
Holly Omlin-Ruback	Bolton Principal Sm		

*** WANT TO BE ON THE MAILING LIST: CHECK HERE ***

Robinwood Neighborhood Association Sign-in Sheet Page 1 Date 03.09.10

First	Last	Phone	Email	Street
THOMAS	BOES	503.699.6112	presidentRNA@gmail.com	UPPER MIDDHILL
MARIA	CONKLE	503 636-0181	leah@leah.com	KENTHROPPE WAY
LED	CONKLE	503 636-0181	leah@leah.com	KENTHROPPE WAY
MARY GRACE	McDEERMOTT	" 636-7051		Walling Cir
Curt Sommer	Sommer	503 655 2682	curt.sommer@comcast.net	Lower Midhill
Jennifer	Hartung			
Mark	Mutschler	503 655 0519	mutschler2@comcast.net	Maplestone Dr.
Bob	Stowell	636-5915		2006 MARINAC Tr
LORIC	GRIFFIN	699 0050	TOMLORIE@comcast.net	4068 Kenthorpe W
KGNN	Hayes			
Karen Molin		503-305-6138	Kmolin1@yahoo.com	
Marcy Marshall Kiss	Kiss	503-998-4491	Marshall@MarshallKiss.net kiss@VaryKissSearch.com	Vixen cedar oak
Robert	Hayes	503-699-788		
Tony	Bracco	503-675-1773		Robinwood Way

PLEASE CHECK IF YOU WANT TO BE ON THE RMA EMAIL LIST

First	Last	Phone	Email	Street
MARIE	HORVATH	636-2025	-	Perra Vista ok
JUNE	O'TOOLE	636-4400		ROBINWOOD
ESTHER	MONICAL	635-3312		NIXON
MICHAEL	I.	,		,
RAMONA	FESTERMAN	635-0830	fast@hotmail.com	
MICHELLE	WOODARD	636-1941		Rentonpe
LISA	CLIFFTON	675-118	lisandcliffon@gmail.com	Ridgewood
DOX	KINGSBOROUGH			NIXON
CAROLYN	MILLER		miller@wlv.k12.or.us	
MARK	MUTSCHLER	503-655-0519	mutschler200comcast.net	Mapleton Dr.
TIM	WOODLEY	503-572-5444	woodleyt@wlv.k12.or.us	School District
THOMAS	RYANS	687-0735	mayofasura@aol	SKYE PKWY
TREH	WALBURN	503-226-6850	thead@adana.com	Dull Olson Weekes Architects
KARINA	VUIZ	503-226-6850	Karina@adana.com	Dull Olson Weekes Architects
LIBBY	BORG	503-222-0146	libby@orange-damegardneth.10	Portland.

CU-10-02



DEVELOPMENT REVIEW APPLICATION

RECEIVED

MAR 24

TYPE OF REVIEW (Please check all boxes that apply):

- Annexation
- Appeal and Review *
- Conditional Use 3650.00
- Design Review I 850.00
- Easement Vacation
- Extraterritorial Ext. of Utilities
- Final Plat or Plan
- Flood Plain Construction
- Hillside Protection and Erosion Control
- Historic District Review
- Legislative Plan or Change
- Lot Line Adjustment * / **
- Minor Partition (Preliminary Plat or Plan)
- Non-Conforming Pools, Uses & Structures
- One-Year Extension
- Planned Unit Development
- Pre-Application Meeting *
- Quasi-Judicial Plan or Zone Change
- Street Vacation
- Subdivision
- Temporary Uses *
- Tualatin River Greenway
- Variance II 1800.00
- Water Resource Area Protection/Wetland
- Willamette River Greenway
- Other/Misc

PLANNING & BUILDING
CITY OF WEST LINN
INT. DEVELOPMENT TIME

1200.00

Home Occupation / Pre-Application / Sidewalk Use Application * / Permanent Sign Review * / Temporary Sign Application require individual application forms available in the forms and application section of the City Website or at City Hall.

TOTAL FEES/DEPOSIT \$7500.00

* No CD required / ** Only one copy needed

West Linn-Wilsonville Sch. Dist. P.O. Box 35 West Linn, OR 97062 503-673-7976

OWNER'S	ADDRESS	CITY	ZIP	PHONE(res. & bus.)
Tim Woodley	Same as above			
APPLICANT'S	ADDRESS	CITY	ZIP	PHONE(res. & bus.)
Keith Liden, Parsons Brinckerhoff,	400 SW 6 th Ave., Suite 802	Portland, OR	97204	503-478-2348
CONSULTANT	ADDRESS	CITY	ZIP	PHONE

SITE LOCATION Bolton Primary School 5933 Holmes Street

Assessor's Map No.: 2S 2E Section 30BC Tax Lot(s): 2300 Total Land Area: _____

1. All application fees are non-refundable (excluding deposit).
2. The owner/applicant or their representative should be present at all public hearings.
3. A denial or grant may be reversed on appeal. No permit will be in effect until the appeal period has expired.

4. **Four (4) 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.**

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.

SIGNATURE OF PROPERTY OWNER(S)

X [Signature] Date 12.3.09

SIGNATURE OF APPLICANT(S)

X [Signature] Date 3.23.10

BY SIGNING THIS APPLICATION, THE CITY IS AUTHORIZED REASONABLE ACCESS TO THE PROPERTY. ACCEPTANCE OF THIS APPLICATION DOES NOT INFER A COMPLETE SUBMITTAL. COMPLETENESS WILL BE DETERMINED WITHIN 30 DAYS OF SUBMITTAL.

CITY OF WEST LINN
 22500 Salamo Rd.
 West Linn, OR. 97068
 (503) 656-4211

PLANNING RECEIPT
Receipt: # 935550
Date : 03/25/2010
Project: #CU-10-02
 BY: JN

NAME : WL/WV SCHOOL DIST/BOLTON PRIMARY

ADDRESS : PO BOX 35

CITY/STATE/ZIP: WEST LINNOR 97068

PHONE # : 673-7976

SITE ADD. : 5933 HOLMES ST

TYPE I HOME OCCUPATIONS		HO	\$
PRE-APPLICATIONS	Level I (), Level II ()	DR	\$
HISTORIC REVIEW	Residential Major (), Minor (), New ()	DR	\$
	Commercial Major (), Minor (), New ()		
SIGN PERMIT	Face (), Temporary (), Permanent ()	DR	\$
SIDEWALK USE PERMIT		DR	\$

APPEALS	Plan. Dir. Dec. (), Subdivsion (),	DR	\$
	Plan Comm./City Coun. (), Nbhd ()		

LOT LINE ADJUSTMENT		LA	\$
CITY/METRO BUSINESS LICENSE		BL	\$

The following items are paid by billing against the up-front deposit estimate.
 If the amount of time billed to your project exceeds the amount covered by the
 deposit, additional payment may be required.

DESIGN REVIEW	Class I (X), Class II ()	RD	\$	850.00
VARIANCE	Class I (), Class II (X)	RD	\$	1800.00
SUBDIVISION	Standard (), Expedited ()	RD	\$	
ANNEXATION	"Does Not Include Election Cost"	RD	\$	
CONDITIONAL USE		RD	\$	3650.00
ZONE CHANGE		RD	\$	
MINOR PARTITION		RD	\$	
MISCELLANEOUS PLANNING		RD	\$	1200.00

Boundry Adjustments	()			
Modification to approval	()	Water Resource		
Code Amendments	()	Area Protection	()	
Comp. Plan Amendments	()	Street Vacations	()	
Temporary Permit Admin.	()	Easement Vacations	()	
Temporary Permit Council	()	Will. River Greenway	()	
Flood Management	()	Tualatin River Grwy.	()	
Inter-Gov. Agreements N/C	()	Street Name Change	()	
Alter Non-Conforming Res.	()	Code Interpretations	()	
Alter Non-Conforming Comm.	(X)	Type II Home Occ.	()	
Measure 37 Claims	()	Planned Unit Dev. PUD	()	

TOTAL REFUNDABLE DEPOSIT		RD	\$	7500.00
GENERAL MISCELLANEOUS Type:		PM	\$	

TOTAL	Check #	Credit Card (X)	Cash ()	\$	7500.00
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