



Memorandum

To: West Linn Planning Commission
From: Peter Spir, Associate Planner
Date: November 3, 2010
Re: Late submittals (CUP-10-03)

Please find enclosed the consolidated condition of approval proposed by staff. Also find a collection of e-mails, primarily relating to the north driveway design and saving adjacent trees.

Distributed 11/3/2010 Planning Commission Meeting (14 pages total)

RECOMMENDED CONDITIONS OF APPROVAL (11-03-10)

1. Site Plan. With the exception of modifications required by these conditions, the project shall conform to the plans LU1.00 through LU4.03 (dated 6/25/2010).
2. Phased Project. This project shall be phased as described in finding 16 and as shown in drawings LU3.01 and LU3.02. Substantial construction of the Phase One shall be completed within three years of the effective date of the final decision. Substantial construction of the Phase Two shall be completed within nine years from the effective date of the final decision. All on and off-site improvements associated with both phases, with the exception of the phase two school building itself, shall be completed prior to occupancy of the first phase of the project.
3. Utility Easements.
 - a. The applicant shall Grant the City of West Linn all necessary utility easement for existing and proposed utilities, including storm drainage, at this site. These easements shall be recorded with Clackamas County before the final building permit inspection/occupancy is granted.
 - b. The vacation of the sanitary sewer easement that traverses the property on a north south axis from the vicinity of Bay Meadows Drive to Trillium Creek shall be facilitated by the School District and undertaken by the City.
4. Intersection Improvements. The applicant shall provide crosswalks and striping at Hidden Springs Road.
5. Rosemont Road improvements. Provide a center turn lane, northbound travel lane and southbound travel lane per cross section note on Sheet LU1.01 from Hidden Springs to Bay Meadow. Provide the necessary striping required for pedestrian safety at these intersections consistent with the Manual on Uniform Traffic Control Devices and City design standards. **If a transfer of roadway jurisdiction has not taken place prior to construction of street improvements on Rosemont Road then the conditions included in the October 19, 2010 memo from Robert Hixson of Clackamas County's Department of Transportation and Development shall apply.**
6. Sidewalk Repair. The northernmost section of sidewalk in front of 1845 Bay Meadows Drive is buckling and shall be replaced.
7. Curb Cuts. The north driveway curb cut shall be a maximum of 66 feet wide. The south driveway curb cut shall be a maximum 95 feet wide. Speed tables shall be installed at both the north and south driveway crosswalks. Both crosswalk areas shall be identified by X-Walk signs and painted crossings. The 10-foot wide pedestrian area on top of the speed table shall be painted or finished in a contrasting color and/or texture to the driveway

pavement. The speed tables shall have a minimum height of 3-inches. The stop bar for exiting vehicles shall not be located so as to result in stopped vehicles blocking the crosswalk.

8. Driveway Retaining Walls. ~~The north driveway shall be re-designed and built to extend the retaining walls in the creek crossing area in a south easterly direction a distance of 120 feet. Retaining walls shall be used to eliminate the proposed sloped fill shown on the grading plan so as to preserve approximately 10 significant trees on both sides of the driveway. The retaining walls shall be vertical with the toe of the walls no more than five feet laterally from curb or edge of sidewalk adjacent to the driveway.~~ **The north driveway shall be re-designed and built with a graded slope on each side of the driveway south of Trillium Creek crossing. To save trees, boulders shall be used to create tree wells or reduce overburden on the roots of adjacent trees. The City arborist shall review and approve the sloped fill and boulder wall design to preserve the maximum number of trees in good health prior to any removal of trees in the driveway corridor. The embankment shall be stabilized with approved groundcover.** New driveway and grading plans in conformance with this condition shall be submitted with the construction plans.
9. Maintaining Sight Distances. The applicant shall demonstrate reasonable effort to come to agreement with the owner of the property located at 1045 Rosemont Road regarding a permanent vegetation maintenance plan and easement/agreement providing for the maintenance of vegetation located inside the sight distance for the South access to ensure adequate sight distance. Failure to reach agreement shall not invalidate the approval of this application.
10. Flashers. The applicant shall provide an evaluation of school zone flashers and install flashers as necessary.
11. Signs.
 - a. The applicant shall replace all existing yellow signs at the Rosemont Ridge Middle School with fluorescent yellow green signs to match with new fluorescent yellow green signs at the new school.
 - b. Signs shall be installed and maintained along Bay Meadows Drive and Suncrest Drive that prohibit 'pickup/drop off' of students on those streets. The exact location and text shall be approved by the Planning Director. There shall be a sign at the southern driveway that clearly states: *"School bus, commercial deliveries and staff traffic only."*
12. Northwest Playing Field. The programming of the playing field shall be changed to general play from softball. Trees proposed along the north edge of the playing field per the landscape plan shall be increased in size or the type or location shall be changed to reduce loss of privacy for the occupants of homes to the north, as approved by the City's arborist.

13. Noise.

- a. Screening shall be installed to reduce noise impacts that is at least equal in height of RTU-301, RTU-302, RTU-303 and RTU-307 rooftop equipment. Screens for units in the southern roof area and all other RTU's shall be three feet taller than the rooftop units. Emergency generator testing shall only occur between 7:00 am and 7:00 pm for a maximum of five minutes at any time.
- b. School bus and truck deliveries shall meet all noise code standards. Truck deliveries shall only occur between 7:00 am and 10:00 pm and no more than two deliveries per hour. No idling truck engines shall be permitted. A sign shall be posted to this effect at the loading area. (Idling propane powered school buses is permitted.)
- c. The amphitheater shall not be used for activities using amplified sound.

14. Resource Easements. The applicant shall convey to the City resource protection easements that describe and protect the significant trees, Trillium Creek and the wetland areas.

15. Trail on Parcel "J". ~~The applicant shall install an eight foot wide all weather path (e.g. gravel with wood border) connecting Santa Anita Road with the school property by using the City owned tract known as parcel "J" (tax lot 5500).~~ **The school district shall provide a gravel path (8-feet wide with allowable reductions for trees and tree roots) from the Trillium School property along parcel J to the Santa Anita Drive ROW. The applicant shall install a six-foot high wooden fence for those sections of the parcel that do not have a fence along their edge. The applicant shall try to save as many of the taller trees as possible by limbing them up to increase line of sight. Where trees block the path, they shall be transplanted if possible or cut down. Obstructing understory shall be removed. To negotiate the slope down to the Santa Anita Drive sidewalk, the applicant shall install stairs/sleepers with a six inch rise and 2-3 foot run. On either side of the stairs a low split rail or similar fence shall be installed across the width of parcel J to discourage bicyclists from riding down the slope and into the ROW. Alternate transitions to the sidewalk will be considered. The plans for these improvements shall be submitted to the Planning Director and City Arborist for review and approval.**

16. Detention ponds. The applicant shall provide effective visual screening of native trees and understory, as determined by the Planning Director, around the pond perimeter with 25 percent of shrubs to be at least 3 gallons in size at the time of planting. If a fence is required, it shall be 30 to 40 inches high of decorative type steel, aluminum or wrought iron which shall provide minimum contrast with the surrounding landscape. Any required fence shall be placed behind the perimeter landscaping. If possible, the pond slope shall be no steeper than 3:1. Native vegetation planted in the pond interior shall be per City of West Linn Construction Code standards.

17. Drainage at the northwest property line. The applicant shall install any required facilities to intercept and mitigate any increase in storm water run-off that may otherwise travel north into the Arena Park subdivision from the proposed northwest graded area.
18. Wetland work and mitigation. All wetland work and mitigation shall be consistent with the provisions of CDC Chapter 32 and the permitting requirements of DSL. The Planning Director or designee shall review all plans and shall monitor and approve their implementation.
19. Landscaping. Landscaping adjacent to the homes very close to the bus driveway, such as 1845 Bay Meadows Drive, shall include trees of a size and type that provide effective screening within three years of planting, as determined by the City's arborist.
20. Lighting. Lighting shall be shielded **or pointed away** from adjacent residential properties. Lighting designs must be reviewed and approved by the Planning Director.
21. Construction entrance. The construction entrance will be from Rosemont Road with the only exception being construction extending the driveway and sidewalk from Bay Meadows Drive. **Paths from Santa Anita Drive and Suncrest Drive may require equipment on those streets.**

Spir, Peter

From: Perkins, Michael
Sent: Monday, November 01, 2010 3:09 PM
To: 'Ben Vaughn'; 'Karina Ruiz'; Spir, Peter
Cc: Norm Dull; Seth Stevens; Mark Wharry; Mike Zilis
Subject: RE: New West Linn Primary - Mike Perkins' significant tree inventory

I believe that either scenario could work. I personally would rather see a little bit of fill encroach into the root zone than to see a large anchoring root get cut. However, it is highly possible with the retaining wall extension, that no large roots would be encountered.

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

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

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

From: Ben Vaughn [mailto:bvaughn@WalkerMacy.com]
Sent: Friday, October 29, 2010 4:59 PM
To: Perkins, Michael; 'Karina Ruiz'; Spir, Peter
Cc: Norm Dull; Seth Stevens; Mark Wharry; Mike Zilis
Subject: RE: New West Linn Primary - Mike Perkins' significant tree inventory

Mike,

To follow up on our phone conversation earlier today.

We understand that the conditions of approval for our project require the 120-foot extension of a 6-foot high wall with guardrail. Our initial evaluation is that this wall would likely cut into the support root of the trees and therefore trees 36, 33, and 27 would need to be removed.

As we have discussed, we understand that your recommended approach would be to retain trees 36, 33, and 27 through the initial rough grading of the road. At that time, the School District, City, and our team's arborist could review the actual field conditions. It is our understanding that you have similar conditions in parks around West Linn, and filling partially up to the tree roots is preferred over cutting the root.

We will discuss this approach on Monday with the School District and our team's arborist. We understand that you would like to add your own comments regarding these trees and review this approach with Peter Spir.

Thank you,
Ben

Benjamin Vaughn | LEED AP
WALKER MACY
Landscape Architecture | Urban Design | Planning
111 SW Oak, Suite 200 | Portland, OR 97204
P 503.228.3122 | F 503.273.8878 | <http://www.walkermacy.com>

This message may include confidential and/or privileged information. If you are not the intended recipient of this email, please contact Walker Macy immediately by return email and/or telephone. Thank you.

From: Perkins, Michael [mailto:mperkins@westlinnoregon.gov]
Sent: Friday, October 29, 2010 12:27 PM
To: Ben Vaughn; 'Karina Ruiz'; Spir, Peter
Cc: Norm Dull; Seth Stevens; Mark Wharry
Subject: RE: New West Linn Primary - Mike Perkins' significant tree inventory

It seems like a retaining wall that was tight to the edge of the sidewalk would be sufficient to protect all of the trees in question.

 Mike Perkins
mperkins@westlinnoregon.gov
City Arborist/Park Development Coordinator
22500 Salamo Rd.
West Linn, OR, 97068
P: (503) 723-2554
F: (503) 656-4106
Web: westlinnoregon.gov

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

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

From: Ben Vaughn [mailto:bvaughn@WalkerMacy.com]
Sent: Friday, October 29, 2010 10:33 AM
To: Perkins, Michael; 'Karina Ruiz'; Spir, Peter
Cc: Norm Dull; Seth Stevens; Mark Wharry
Subject: RE: New West Linn Primary - Mike Perkins' significant tree inventory

Mike,

Please take a look at the attached sketch. It seems that trees 36, 33, and 27 would not benefit from the extension of the wall. Based on the tree protection radii we received from our team's arborist, these three trees will be impacted regardless. Additionally, the extension of the retaining wall will not add any additional tree protection value for the 7 other trees beyond what is provided by the low boulder wall.

I'd also like to make note that we have already voluntarily extended our retaining wall 70' on the west side of the creek crossing to avoid impacts to an Oregon White Oak, which is far more valuable than the 3 Douglas fir trees in questions.

I plan to call and follow up with you on this subject because we feel some additional discussion is required.

Thanks,
Ben

Benjamin Vaughn | LEED AP
WALKER MACY
Landscape Architecture | Urban Design | Planning
111 SW Oak, Suite 200 | Portland, OR 97204
P 503.228.3122 | F 503.273.8878 | <http://www.walkermacy.com>

This message may include confidential and/or privileged information. If you are not the intended recipient of this email, please contact Walker Macy immediately by return email and/or telephone. Thank you.

From: Perkins, Michael [mailto:mperkins@westlinnoregon.gov]
Sent: Thursday, October 28, 2010 4:45 PM
To: 'Karina Ruiz'; Spir, Peter
Cc: Norm Dull; Ben Vaughn
Subject: RE: New West Linn Primary - Mike Perkins' significant tree inventory

That would help. I think Peter has mentioned to me that other designs may be able to save more trees??? Peter, can you verify?

CITY OF
West Linn
Mike Perkins
mperkins@westlinnoregon.gov
City Arborist/Park Development Coordinator
22500 Salamo Rd.
West Linn, OR, 97068
P: (503) 723-2554
F: (503) 656-4106
Web: westlinnoregon.gov

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

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

From: Karina Ruiz [mailto:KarinaR@dowa.com]
Sent: Wednesday, October 13, 2010 3:12 PM
To: Perkins, Michael; Spir, Peter
Cc: Norm Dull; Ben Vaughn
Subject: FW: New West Linn Primary - Mike Perkins' significant tree inventory

Mike,

Here is our proposal for the retaining wall that our landscape engineers are proposing to save the trees in question. We would prefer to use a boulder wall to a poured in place concrete retaining wall since this is more in keeping with the natural design of the site. Can you please let us know if you think this will work? Thanks.

Karina

From: Ben Vaughn [mailto:bvaughn@WalkerMacy.com]
Sent: Wednesday, October 13, 2010 1:40 PM
To: Karina Ruiz
Cc: Norm Dull; Seth Stevens
Subject: New West Linn Primary - Mike Perkins' significant tree inventory

Karina,

In response to Mike Perkin's request for a wall North of the visitor driveway, we would like to propose shorter segments of a boulder wall. The boulders would be 24" height and located at the edge of the tree protection radius that our team's arborist provided. The boulders will be in a shrub bed.

Should we review this with Mr. Perkins or would you like to send it to him? See previous dialog.

Thank you,
Ben

Benjamin Vaughn | LEED AP
WALKER MACY
Landscape Architecture | Urban Design | Planning
111 SW Oak, Suite 200 | Portland, OR 97204
P 503.228.3122 | F 503.273.8878 | <http://www.walker Macy.com>

This message may include confidential and/or privileged information. If you are not the intended recipient of this email, please contact Walker Macy immediately by return email and/or telephone. Thank you.

7

From: Karina Ruiz [mailto:KarinaR@dowa.com]
Sent: Friday, August 13, 2010 1:30 PM
To: Ben Vaughn; Caitilin Pope-Daum
Cc: Norm Dull; woodleyt@wlwv.k12.or.us; Beth Cantrell; Kenneth Riddle; Thane Miller; Liden, Keith S.
Subject: FW: Here is Mike Perkins' significant tree inventory

Hey guys,

Looks like we at least got a response from Mike and that he has deemed a good portion of the trees significant. His comment below about the retaining wall will take some rework I think.

K.

From: Spir, Peter [mailto:pspir@westlinnoregon.gov]
Sent: Friday, August 13, 2010 12:54 PM
To: Liden, Keith S.; Karina Ruiz
Subject: Here is Mike Perkins' significant tree inventory

Keith
Mike also said that we should follow your arborist's recommendation that a retaining wall be built for the access drive to eliminate fill and thus save more significant trees....just north of the main parking lot that will be used by the parents. I will enter these documents into the record to be part of your submittal.
Peter

 Peter Spir
pspir@westlinnoregon.gov
Associate Planner
22500 Salamo Rd.
West Linn, OR, 97068
P: (503) 723-2539
F: (503) 656-4106
Web: westlinnoregon.gov

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

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

From: PWKonica@ci.west-linn.or.us [mailto:PWKonica@ci.west-linn.or.us]
Sent: Friday, August 13, 2010 1:44 PM
To: Spir, Peter
Subject: Message from PWKonica

Spir, Peter

From: Ben Vaughn [bvaughn@WalkerMacy.com]
Sent: Friday, October 29, 2010 10:33 AM
To: Perkins, Michael; 'Karina Ruiz'; Spir, Peter
Cc: Norm Dull; Seth Stevens; Mark Wharry
Subject: RE: New West Linn Primary - Mike Perkins' significant tree inventory
Attachments: LSK 101029 Tree Protection Noth of Driveway.pdf

Mike,

Please take a look at the attached sketch. It seems that trees 36, 33, and 27 would not benefit from the extension of the wall. Based on the tree protection radii we received from our team's arborist, these three trees will be impacted regardless. Additionally, the extension of the retaining wall will not add any additional tree protection value for the 7 other trees beyond what is provided by the low boulder wall.

I'd also like to make note that we have already voluntarily extended our retaining wall 70' on the west side of the creek crossing to avoid impacts to an Oregon White Oak, which is far more valuable than the 3 Douglas fir trees in questions.

I plan to call and follow up with you on this subject because we feel some additional discussion is required.

Thanks,
Ben

Benjamin Vaughn | LEED AP
WALKER MACY
Landscape Architecture | Urban Design | Planning
111 SW Oak, Suite 200 | Portland, OR 97204
P 503.228.3122 | F 503.273.8878 | <http://www.walkermacy.com>

This message may include confidential and/or privileged information. If you are not the intended recipient of this email, please contact Walker Macy immediately by return email and/or telephone. Thank you.

From: Perkins, Michael [mailto:mperkins@westlinnoregon.gov]
Sent: Thursday, October 28, 2010 4:45 PM
To: 'Karina Ruiz'; Spir, Peter
Cc: Norm Dull; Ben Vaughn
Subject: RE: New West Linn Primary - Mike Perkins' significant tree inventory

That would help. I think Peter has mentioned to me that other designs may be able to save more trees??? Peter, can you verify?

 Mike Perkins
mperkins@westlinnoregon.gov
City Arborist/Park Development Coordinator
22500 Salamo Rd.
West Linn, OR, 97068
P: (503) 723-2554
F: (503) 656-4106
Web: westlinnoregon.gov

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

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

From: Karina Ruiz [mailto:KarinaR@dowa.com]
Sent: Wednesday, October 13, 2010 3:12 PM

To: Perkins, Michael; Spir, Peter
Cc: Norm Dull; Ben Vaughn
Subject: FW: New West Linn Primary - Mike Perkins' significant tree inventory

Mike,

Here is our proposal for the retaining wall that our landscape engineers are proposing to save the trees in question. We would prefer to use a boulder wall to a poured in place concrete retaining wall since this is more in keeping with the natural design of the site. Can you please let us know if you think this will work? Thanks.

Karina

From: Ben Vaughn [mailto:bvaughn@WalkerMacy.com]
Sent: Wednesday, October 13, 2010 1:40 PM
To: Karina Ruiz
Cc: Norm Dull; Seth Stevens
Subject: New West Linn Primary - Mike Perkins' significant tree inventory

Karina,

In response to Mike Perkin's request for a wall North of the visitor driveway, we would like to propose shorter segments of a boulder wall. The boulders would be 24" height and located at the edge of the tree protection radius that our team's arborist provided. The boulders will be in a shrub bed.

Should we review this with Mr. Perkins or would you like to send it to him? See previous dialog.

Thank you,
Ben

Benjamin Vaughn | LEED AP
WALKER MACY
Landscape Architecture | Urban Design | Planning
111 SW Oak, Suite 200 | Portland, OR 97204
P 503.228.3122 | F 503.273.8878 | <http://www.walkermacy.com>

This message may include confidential and/or privileged information. If you are not the intended recipient of this email, please contact Walker Macy immediately by return email and/or telephone. Thank you.

From: Karina Ruiz [mailto:KarinaR@dowa.com]
Sent: Friday, August 13, 2010 1:30 PM
To: Ben Vaughn; Caitilin Pope-Daum
Cc: Norm Dull; woodleyt@wlwv.k12.or.us; Beth Cantrell; Kenneth Riddle; Thane Miller; Liden, Keith S.
Subject: FW: Here is Mike Perkins' significant tree inventory

Hey guys,

Looks like we at least got a response from Mike and that he has deemed a good portion of the trees significant. His comment below about the retaining wall will take some rework I think.

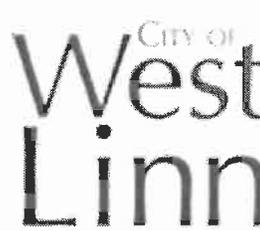
K.

From: Spir, Peter [mailto:pspir@westlinnoregon.gov]
Sent: Friday, August 13, 2010 12:54 PM
To: Liden, Keith S.; Karina Ruiz
Subject: Here is Mike Perkins' significant tree inventory

Keith

Mike also said that we should follow your arborist's recommendation that a retaining wall be built for the access drive to eliminate fill and thus save more significant trees....just north of the main parking lot that will be used by the parents. I will enter these documents into the record to be part of your submittal.

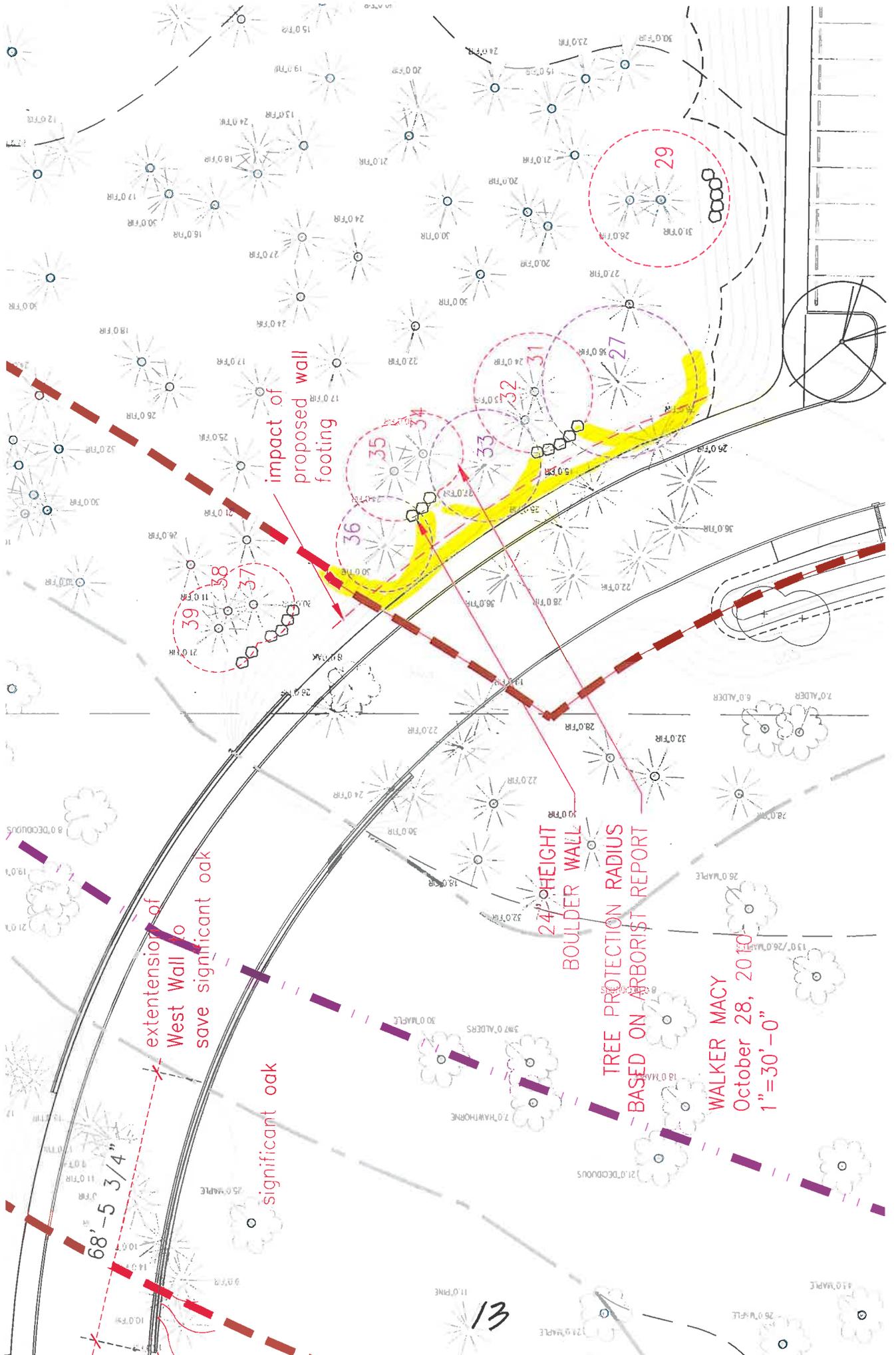
Peter

 Peter Spir
pspir@westlinnoregon.gov
Associate Planner
22500 Salamo Rd.
West Linn, OR, 97068
P: (503) 723-2539
F: (503) 656-4106
Web: westlinnoregon.gov

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

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

From: PWKonica@ci.west-linn.or.us [mailto:PWKonica@ci.west-linn.or.us]
Sent: Friday, August 13, 2010 1:44 PM
To: Spir, Peter
Subject: Message from PWKonica



impact of proposed wall footing

extension of West Wall to save significant oak

significant oak

24\"/>

TREE PROTECTION RADIUS BASED ON ARBORIST REPORT

WALKER MACY
 October 28, 2010
 1"=30'-0"

68'-5 3/4"

13