



CITY OF  
**West Linn**  
 PLANNING AND DEVELOPMENT

**STAFF REPORT  
 PLANNING DIRECTOR DECISION**

DATE: October 8, 2012

FILE NO.: DR-12-16/SGN-12-24

REQUEST: Class I Design Review approval of a replacement garbage compactor and enclosure, the re-purposing of a shallow wading pool in the former Sunset Park area into an amphitheater with pergola, and the installation of perimeter fencing and signs at Sunset Elementary School at 2351 Oxford Street.

PLANNER: Peter Spir, Associate Planner

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**SPECIFIC DATA**

**OWNER:** Tim Woodley  
West Linn-Wilsonville School District  
22210 SW Stafford Road  
West Linn, OR 97068  
  
City Manager or designee, City of West Linn (for portion of Sunset Park)

**APPLICANT:** Tim Woodley  
West Linn-Wilsonville School District  
22210 SW Stafford Road  
West Linn, OR 97068

**CONSULTANT:** Keith Liden, AICP Nancy Rad, AIA  
Parsons Brinckerhoff Dull Olson Weekes – IBI Group  
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Fax: 503-274-1412 Fax: 273-9192  
E-mail: [liden@pbworld.com](mailto:liden@pbworld.com) E-mail: [nancy.rad@dowa-ibigroup.com](mailto:nancy.rad@dowa-ibigroup.com)

**SITE LOCATION:** 2351 Oxford Street, West Linn

**SITE SIZE:** 6.3 acres

**LEGAL DESCRIPTION:** Tax lots 3700, 5800, 6100, 6200 and 6300 of Clackamas County Assessor’s Map 2-1E-25DC and tax lot 100 of Clackamas County Assessor’s Map 2-1E-36AB Assessor’s Map 2S-1E-35D Tax Lot 901

**ZONING:** R-10 (single family residential 10,000 square foot minimum lot size)

**COMP PLAN DESIGNATION:** Low density residential

**APPROVAL CRITERIA:** Community Development Code (CDC) Chapter 55, Class I Design Review. Chapter 52, Sign Permit.

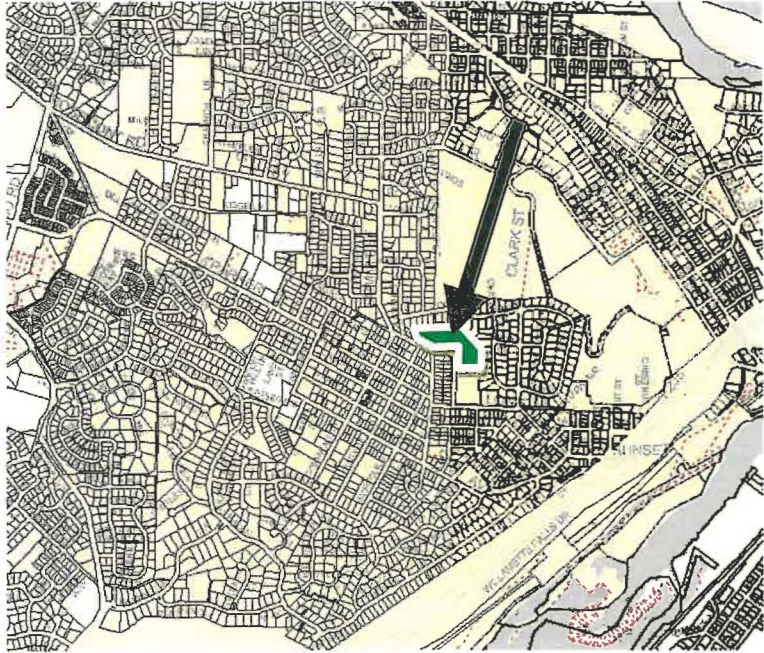
**120-DAY RULE:** The application became complete on September 7, 2012. The 120-day period therefore ends on January 5, 2013.

**PUBLIC NOTICE:** Notice was mailed to property owners within 100 feet of the subject property and all neighborhood associations including the Sunset Neighborhood Association on September 24, 2012. The notice was also posted on the City’s website. Therefore, public notice requirements of CDC Chapter 99 have been met.

**REVIEWING PLANNER:** Peter Spir, Associate Planner

**BACKGROUND**

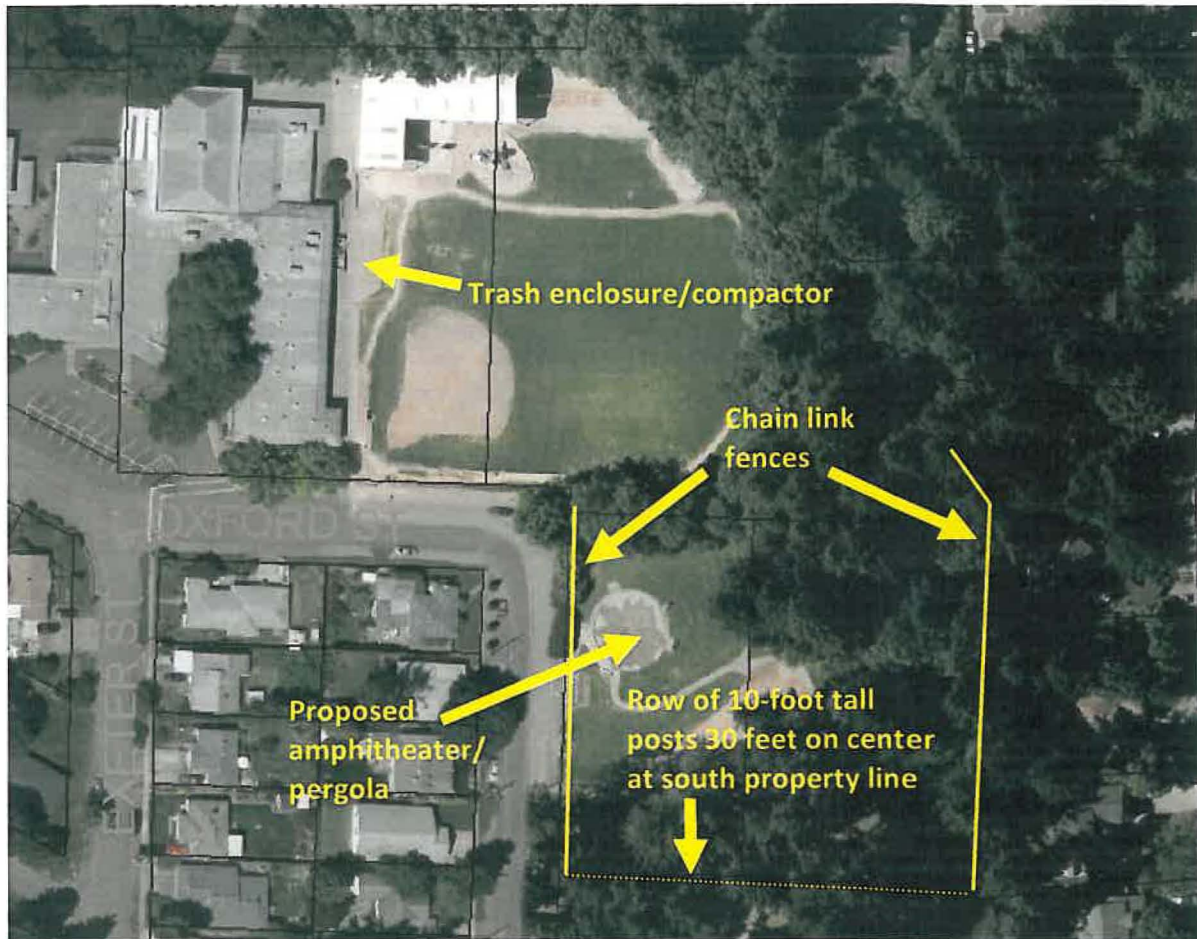
The site is developed with Sunset Primary School, including a 54,000 square-foot building, driveways, parking, and play areas. The entire site is approximately 6.3 acres. The property was recently enlarged through the acquisition of approximately 1.6 acres from Sunset Park. Primary access to the school is provided by Oxford Street, which runs along the south side of the school building. Bittner Street borders the west side of Sunset Park and the southeastern portion of the school property.



Sunset Primary School is one of the older facilities in the District. The District plans to ultimately replace this facility with a new building in the future as funding becomes available. The improvements proposed in this application are intended to enhance the quality of the school property during this interim period.

The proposed Sunset Primary School site improvements include the following:

- Fill the existing wading pool with gravel to convert it into an outdoor amphitheater. A pergola is proposed in the northeast portion of the new gravel area. (The school district's description of this facility as an "amphitheater" needs clarification to the extent that no stage, seating or enclosed space is proposed. The pergola is the only structure and it will comprise four posts holding up an open rafter "roof" which will not provide any protection from rain or the elements. This structure's ultimate purpose may be to provide a cognitive meeting point or to help define the activities of the elementary school children.) Existing shrubs along Bittner Street, the Sunset Park sign, and the one handicapped parking space along the street near the wading pool will be removed and replaced with lawn and new shrubs along the Bittner Street frontage.
- Install a 3-foot high black chain link fencing along a portion of Bittner Street frontage.
- Install a 6-foot high galvanized chain link fence along a portion of the eastern property boundary, while continuing to allow access via a pedestrian pathway to Oregon City Loop.
- Replace the trash containers with a trash compactor to allow less frequent trash pick-up. The existing brick wall surrounding the trash and recycling area will be replaced with a chain link fence, and gate.
- Install seven signs along the northern boundary of Sunset Park (30 feet on center). The signs are proposed to be on 10-foot tall tubular steel posts with bird houses on top with 6-inch by 6-inch signs stating "*Welcome to Sunset Primary School. Please check in at the school office during school hours.*" In coordination with the West Linn Parks Department, the signs are proposed to be located just inside the Sunset Park boundary. (There would be no fencing along the south property line.)



**Table 1** Surrounding Land Use and Zoning

DIRECTION FROM SITE	LAND USE	ZONING
North	Residential	R-10
East	Residential	R-10
South	Sunset Park/ Residential	R-7/R-5/R-10
West	Residential	R-5/R-7

**PUBLIC COMMENTS**

Kristin Donahue inquired about the applicant’s submittal and when the appeal period starts. Fred and Susan Ash inquired about the path connecting Oregon City Loop with the newly acquired school property. They were also concerned about the placement of the future Sunset

school, the location of construction staging areas and the preservation of the grove of significant trees. Terry Woebke inquired about apparent lack of access to, and use of, the playground equipment by children who are not yet of school age. Carrie Hansen spoke with staff and expressed concern about the loss of use of 1.8 acres of Sunset Park, especially the playground equipment, which has been enjoyed for years by area residents. Mrs. Hansen stated a preference for a less expensive meeting place, other than a pergola, which has limited functional value. Mrs. Hansen asked that landscaping be planted along the Bittner Street side of the cyclone fence and that, ideally, the existing bushes on Bittner Street be pruned back to an acceptable dimension and retained. Larry Hudson emailed some comments (attached) questioning the amphitheater and its size. Mr. Hudson also expressed concern about the potential loss of trees at such time that the school district rebuilds Sunset School.

## DECISION

Based on findings contained in the applicant's submittal in the City record and in staff's supplemental findings, the Planning Director **approves** this application (DR-12-13/SGN-12-24) subject to the following conditions of approval:

1. Site Plan. The improvements shall conform to the applicant's submitted plans for "Amphitheater and Trash Enclosure" (Sheet A2.0 and A2.1) dated August 2012.
2. Footpath from Oregon City Loop. Access to the school property from Oregon City Loop via the footpath on tax lot 13700 of Assessor's Map 21E 25DD shall be maintained.
3. Noise. Sound amplification may not be used in the amphitheater area. DEQ noise standards shall be met at the school boundary.

I declare to have no interest in the outcome of this decision due to some past or present involvement with the applicant, the subject property, or surrounding properties, and therefore, can render an impartial decision. The provisions of the Community Development Code Chapter 99 have been met.

  
JOHN SONNEN, Planning Director

October 10<sup>th</sup> 2012  
DATE

Appeals to this decision must be filed with the West Linn Planning Department within 14 days of mailing date. Cost is \$400. The appeal must be filed by an individual who has established standing by submitting comments to the Planning Director prior to the decision date.

Mailed this 12<sup>th</sup> day of October, 2012.  
Therefore, the 14-day appeal period ends at 5 p.m., on  
October 26, 2012.

**ADDENDUM  
SUPPLEMENTAL FINDINGS  
DR-12-16/SGN-12-24**

The proposed development requires Class I Design Review approval per CDC 55.020(C), using the criteria of 55.090. Staff recommends adoption of the findings contained within the applicant's submittal, with the following supplemental findings by staff:

**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. CDC 55.100(B)(1) through (4), Relationship to the natural and physical environment, shall apply except in those cases where the proposed development site is substantially developed and built out with no remaining natural physical features that would be impacted.*
- 2. CDC 55.100(B) (5) and (6), architecture, et al., shall only apply in those cases that involve exterior architectural construction, remodeling, or changes.*

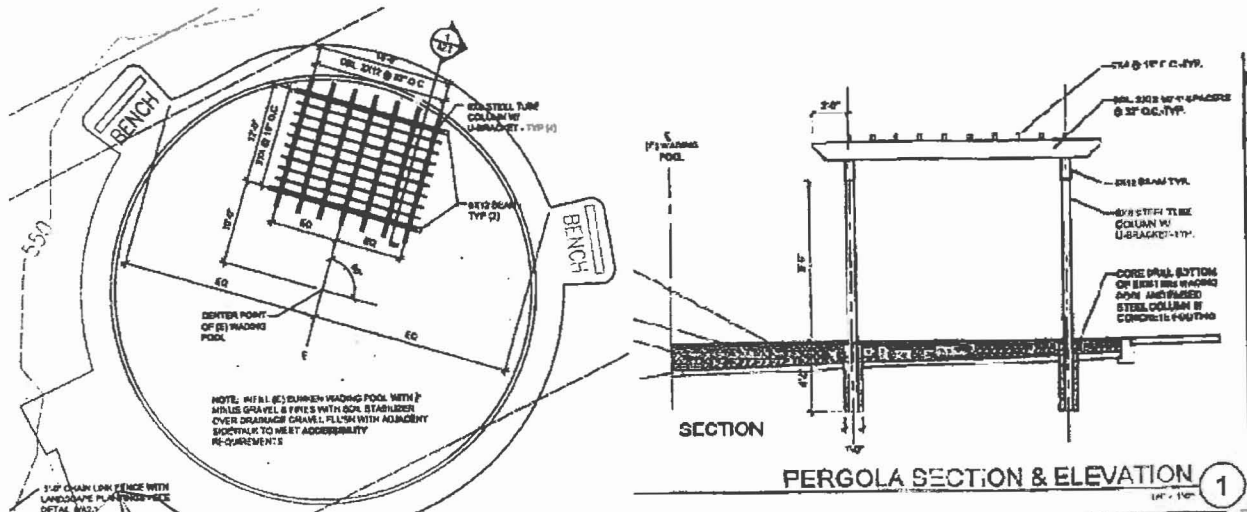
**FINDING 1:**

**Sections 55.100(B) (1) through (4) relating to the natural features of the site do not apply since no trees will be removed as part of this application and the topography will not be modified. The proposed removal of the existing hedge near the amphitheater to enhance surveillance is not regulated by this section.**

*(Public comments relating to the potential loss of trees at such time that a new school is built are not relevant at this time since this application is only for a trash compactor, fences and a pergola. However, the concern about those trees is duly noted.)*

**Sections 55.100(B) (5) and (6) apply to the architectural design of the pergola and the trash enclosure. Ideally, the trash enclosure would be of brick construction to copy the existing enclosure and to tie into the brick school. The applicant justified the use of chain link fencing**

with slats by pointing out that the school district plans to reconstruct the school in a few years so any investment in the school at the present time would be short lived. Staff also notes that the trash enclosure area is set back from the site perimeter so its visual impact is modest.



The pergola/amphitheater comprises four steel tubes supporting a simple open wood rafter design with no roof or side walls. It measures a modest 12 feet X 16 feet and will be 10 feet high. Although it provides no effective shelter it will provide a cognitive landmark for the children and to help define the activity space. There is no stage area and no seating.

Regarding the architectural compatibility of the pergola with nearby structures, that criterion is satisfied by the fact that the pergola’s small size, choice of building materials and style puts it in the league of timber supported porches and car ports seen on the other side of Bittner Street.

*(Staff heard from Carrie Hansen who proposed a less expensive landmark or meeting place. Staff notes that the Community Development Code’s (CDC) approval criterion does not include or consider the cost of the proposed improvements, so the issue of cost of the pergola is not germane to the decision.)*

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

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



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

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

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

3. *Rooftop air cooling and heating systems and other mechanical equipment shall be screened from view from adjoining properties.*

**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 from 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 noise standards contained in West Linn Municipal Code Section 5.487.*

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

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

*If the decision-making authority reasonably believes a proposed use may generate noise exceeding the standards specified in the municipal code, then the authority may require the applicant to supply professional noise studies from time to time during the user's first year of operation to monitor compliance with City standards and permit requirements.*

## **FINDING NO. 2**

The trash compactor has the potential to generate noise levels in excess of DEQ daytime standards when monitored from within 5 feet; however, in the applicant's acoustical report, , Russell Altermatt, acoustic engineer, states, and staff agrees, that DEQ standards can be met. Mr. Altermatt found that the property line of the house to the north is 185 feet from the compactor and it is 204 feet to the south residential property line. These distances, as well as grade changes and the noise dampening effect of forests, will diminish the noise to levels below DEQ standards. Based on conversations with the applicant, staff understands that the compactor will only be operated for a maximum of 7-10 seconds per day and only during daytime hours.

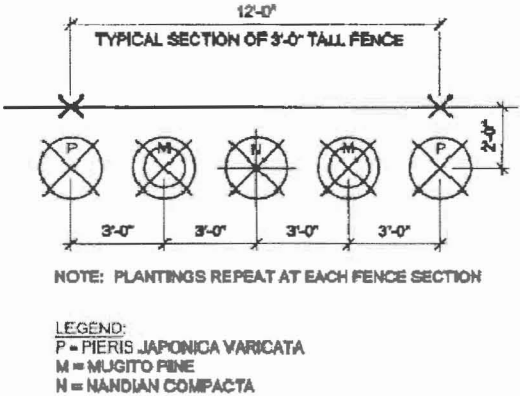
Visual screening of the trash compactor enclosure is accomplished by the slats in the fence. The distance to nearby homes also means that it will go largely unnoticed.



Whereas, this criterion is generically concerned with screening new activity areas and impacts from adjacent uses and homes with the presumption all new activities and uses are negative; in the case of the pergola/amphitheater, the presence and activities of the children are expected to be very positive in a social sense. (Since the amphitheater will not be used for staged events and no audio systems will be used, there is no concern about noise levels exceeding anything greater than noise currently generated by children playing in the nearby playground area.)

Indeed the design review chapter has a countervailing criterion (55.100(J)) relating to surveillance and crime prevention which discourages screening and instead supports improved lines of sight. The applicant proposes, and staff agrees, that the large six foot high hedge along Bittner Street should be removed to allow school staff, passing motorists (police) and neighbors the opportunity to keep an eye on the children’s activity area. The existing hedge will be replaced by a three high foot cyclone fence.

The applicant’s selection of slow/low growing replacement trees and shrubs (nandian compacta, mugito pine and pieris japonica varicata), to be planted along the fence line should work well but they may need trimming/pruning to maintain lines of sight to the amphitheater/pergola area.



**PLANTING DETAIL** (6)  
1/4" = 1'-0"

*(Public proposals to keep the existing hedge and trim it down to an acceptable dimension are good but the district is apparently committed to a fence and the fact that the hedge runs right down the property line means that a fence delineating that line cannot be built without removing the hedge. Unlike trees, hedges and shrubs are not protected by the CDC.)*

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.3**

**The residents of the Sunset Neighborhood have a strong connection to, and high levels of use of, Sunset Park and its playground equipment. The playground area is now owned by the school. It is therefore understandable that some members of the neighborhood would express their concern with the school district’s plans to limit traditional access.**

**However, the school district is free to establish access and use policies that they think are most appropriate to their goal of providing a relatively secure and safe environment for students. Parents have a right to expect that. Having said that, the school has been accommodating on this point by proposing just signs along the south property line rather than a fence and by allowing non-student use of the school property, albeit per the district’s terms (requiring approval from the school office during school hours).**

**The school district will be installing perimeter fencing on the east and west sides of the former park. The fencing will make it clear that this is a semi-private space. The cyclone fence on the east side will be six feet high while the cyclone fence along Bittner Street will be three feet high. To delineate the southern property line, the district proposes a novel idea: install seven ten foot high metal posts with bird houses on top. The posts will be about 30 feet on center with small 6” X 6” signs at four feet above grade explaining that this is school property and that visitors must check in at the school office. *There will be no fence along the south property line.***

**On the east side of the former park property there is a 30 foot wide trail corridor that connects to Oregon City Loop. It is identified on the Villa Roma subdivision plat as “Tract B Pedestrian Walkway”. The preservation of this walkway or trail is required for connectivity purposes, to meet the Transportation Planning Rule and facilitate the “Safer Routes to**

School” program. Consequently, the fence on the east property line must be built with an appropriately sized gap or gateway to allow, and encourage, continued use of this route.



Crime prevention and safety/defensible space.

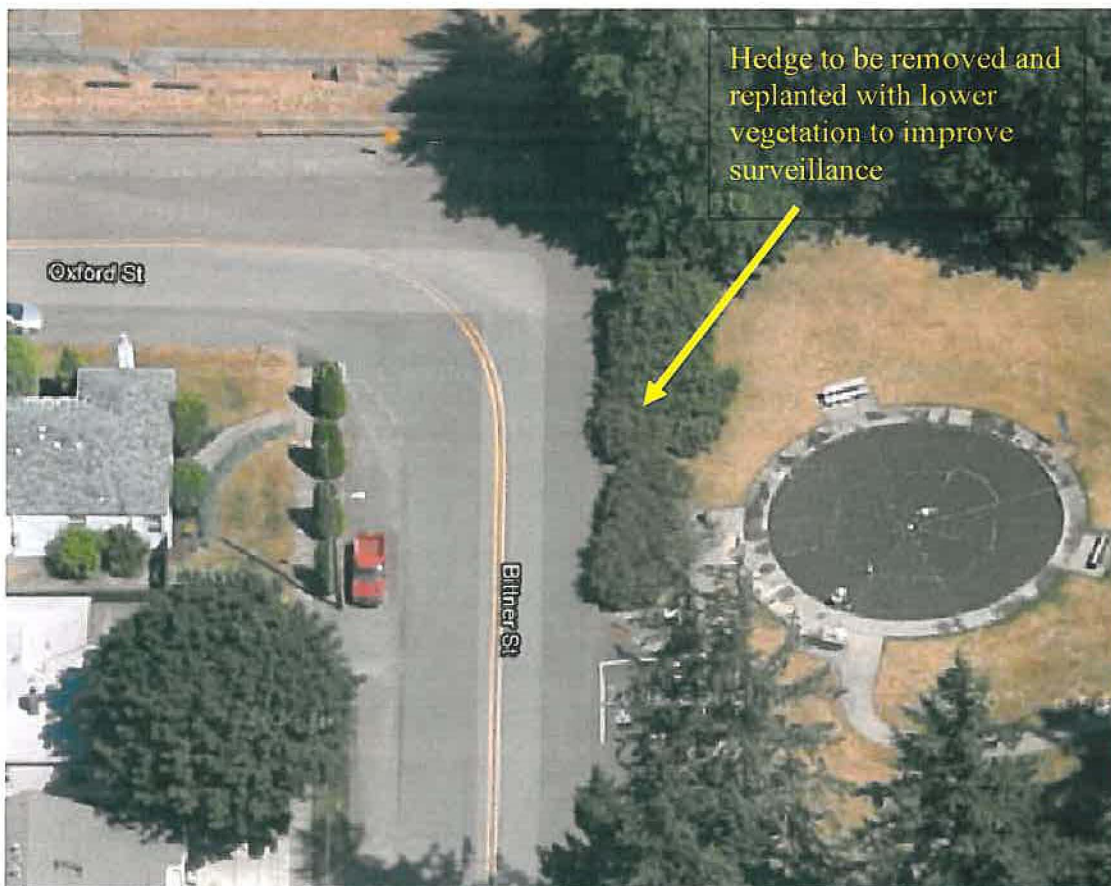
1. Windows shall be located so that areas vulnerable to crime can be surveyed by the occupants.
2. Interior laundry and service areas shall be located in a way that they can be observed by others.
3. Mailboxes, recycling, and solid waste facilities shall be located in lighted areas having vehicular or 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.

**FINDING NO.4**

Please see findings 2 and 3. Surveillance will be provided by teachers or school staff who will accompany the children to the amphitheater area. Removal of the hedge on Bittner Street will also make it easier to observe the playground and amphitheater area from the public right of way, adjacent homes and the main school building/property. No new lighting is proposed since school related use of this area will occur in the daytime. The installation of fences and signs is an appropriate means of delineating the area as a semi-private space and keeping young children corralled.



O. Refuse and recycling standards.

1. All commercial, industrial and multi-family developments over five units requiring Class II design review shall comply with the standards set forth in these provisions. Modifications to these provisions may be permitted if the Planning Commission determines that the changes are consistent with the purpose of these provisions and the City receives written evidence from the local franchised solid waste and recycling firm that they are in agreement with the proposed modifications.

5. Screening and buffering.

a. Enclosures shall include a curbed landscape area at least three feet in width on the sides and rear. Landscaping shall include, at a minimum, a continuous hedge maintained at a height of 36 inches.

b. Placement of enclosures adjacent to residentially zoned property and along street frontages is strongly discouraged. They shall be located so as to conceal them from public view to the maximum extent possible.

c. All dumpsters and other trash containers shall be completely screened on all four sides with an enclosure that is comprised of a durable material such as masonry with a finish that is architecturally compatible with the project. Chain link fencing, with or without slats, will not be allowed.

**FINDING NO. 5**

**The school is a public use, not commercial, industrial and multi-family development so these provisions do not apply. Having said that, staff expects that, in a few years, when the school is remodeled, the brick or facsimile enclosure of the compactor will be re-introduced.**

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## Chapter 52: SIGNS

### 52.300 PERMANENT SIGN DESIGN STANDARDS

	City Appvl. Reqd.	Illumination	FREESTANDING SIGNS				ON-WALL SIGNS		
			No. Allowed	Max. Sq. Ft.	Max Ht. (ft.)	ROW Setback (ft.)	No. Allowed	Max Sq. Ft.	Max Ht. (ft.)
Public Uses	Yes	Yes	1 (note 4)	24	20	5	No limit	18 total	25

#### Notes for Permanent Sign Design Standards

\* To calculate maximum area, numbers followed with the word "total" are the maximum total area of all signs combined. Standards expressed as a percentage represent the allowed percentage of area on a single building face that may be used as a wall sign. For example, a wall 10 feet tall by 30 feet wide has 300 square feet. If the standard is 10 percent, signs totaling 30 square feet are permitted. The maximum percentage is for the building – a building with multiple occupants is restricted to the stated percentage per building, not per occupant.

^ For number of signs allowed, "or 1" and "or 2" designate that the total number of freestanding and wall signs cannot exceed the number stated. If the standard is "or 1," the applicant may have one freestanding sign or one wall sign, but not both.

! Gas stations may have two freestanding signs.

! Restaurants with drive-through or take-out windows may have an additional 32 square feet.

! Up to 35 percent of the total sign area may be used as a changeable copy sign. Where business centers are located within 200 feet of I-205 right-of-way, the freestanding sign may be freeway-oriented. Freeway-oriented signs shall have a maximum total sign area of 210 square feet and a maximum height of 20 feet above the grade of the nearest lane or I-205 or 60 feet, whichever is less. Freeway-oriented signs shall be oriented to view from I-205. Freeway-oriented signs shall not be smaller than 80 square feet. The approval authority may allow a 10 percent increase in the total square footage in order to accommodate unique design problems.

! Parks may have two signs per frontage. Signs in parks directed at pedestrians or cyclists within the parks are not limited in number or size. Schools may have two signs.

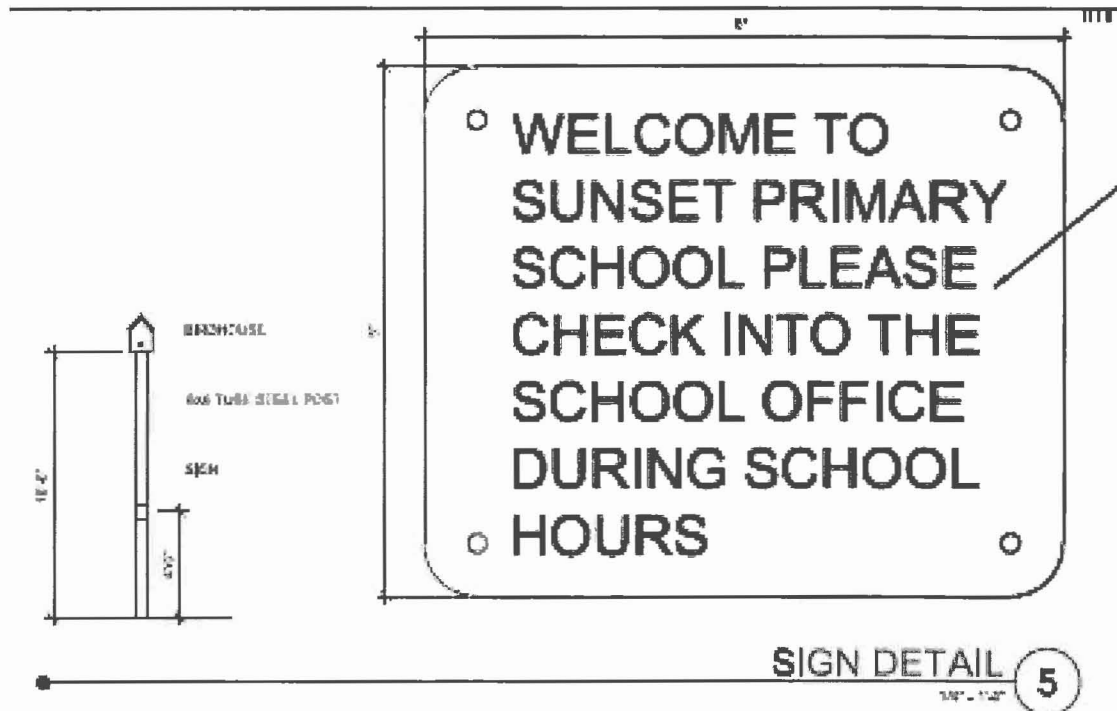
N/a means not applicable. (Ord. 1539, 2006; Ord. 1565, 2008; Ord. 1604 § 49, 2011)



**FINDING NO.6**

The applicant has proposed a row of seven birdhouses mounted on metal poles 30 feet on center along the south edge of the park property. Attached to the poles, at four feet above grade, would be small six inch by six inch signs. The signs would state: *“Welcome to Sunset Primary School. Please check in at the school office during school hours.”*

Section 52.300 establishes the allowable signage for a “public uses” like schools. For public uses, the maximum number of freestanding signs is two and the maximum square footage is 24 square feet. To accommodate these seven signs, the City Parks Department has agreed to allow the bird house mounted signs on park property (just one foot south of the common property line). There is no limit on the number or size of signs directed at pedestrians or cyclists on park property so the seven small signs would be permissible. Staff considers the use of birdhouses as a much more attractive and novel way of delineating the south property line than a fence which would be the usual choice.



# EXHIBITS

PD-1

AFFADAVIT OF NOTICE

**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. DR-12-16 / SGN-12-24 Applicant's Name WLWV School Dist.  
Development Name \_\_\_\_\_  
Scheduled Meeting / Decision Date 10-8-12

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

**TYPE A**

- A. The applicant (date) \_\_\_\_\_ (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) \_\_\_\_\_
- F. All parties to an appeal or review (date) \_\_\_\_\_ (signed) \_\_\_\_\_

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

Tidings (published date) \_\_\_\_\_ (signed) \_\_\_\_\_  
City's website (posted date) \_\_\_\_\_ (signed) \_\_\_\_\_

**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) 9-24-12 (signed) S. Shoyer
- B. Affected property owners (date) 9-24-12 (signed) S. Shoyer
- C. School District/ Board (date) 9-24-12 (signed) S. Shoyer
- D. Other affected gov't. agencies (date) \_\_\_\_\_ (signed) \_\_\_\_\_
- E. Affected neighborhood assns. (date) 9-24-12 (signed) S. Shoyer  
(all)

Notice was posted on the City's website at least 10 days prior to the scheduled hearing or meeting.  
Date: 9-24-12 (signed) S. Shoyer

**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) \_\_\_\_\_

PD-2

NOTICE MAILING PACKET

# PUBLIC NOTICE CHECKLIST

FILE NO.: \_\_\_\_\_ SITE ADDRESS: 2351 OXFORD ST.  
DR-12-16

PROJECT MANAGER: P. SARR DATE: 9-19-12

MAILING DEADLINE DATE 14-day or 20-day (circle one): \_\_\_\_\_

PUBLISH IN LOCAL PAPER (10 days prior): Yes \_\_\_\_\_ No X

MEETING DATE: N/A

### SEND TO (check where applicable):

Applicant: Name: \_\_\_\_\_ Applicant Address: \_\_\_\_\_

TIM WOODLEY  
WEST Linn WILSONVILLE SCHOOL DISTRICT 22210 SW STAFFORD RD.  
If Applicant Representative or Owner to receive please list in others below: W.L. 97068

School District/Board ✓ Division of State Lands \_\_\_\_\_

Metro \_\_\_\_\_ US Army Corps of Engineers \_\_\_\_\_

Tri-Met \_\_\_\_\_ Stafford-Tualatin CPO \_\_\_\_\_

Clackamas County \_\_\_\_\_ City of Lake Oswego \_\_\_\_\_

ODOT (if on State Hwy. or over 40 dwelling units) \_\_\_\_\_ Dept. of Fish & Wildlife \_\_\_\_\_

Other(s): \_\_\_\_\_

Neighborhood Assn(s). \_\_\_\_\_

(please specify) ALL \_\_\_\_\_

Other(s): KEITH LIDEN Other(s): \_\_\_\_\_

PARSONS BRINCKERHOF \_\_\_\_\_

400 SW 6TH ST. #802 \_\_\_\_\_

PORTLAND 97204 \_\_\_\_\_

Other(s): REMO DOUGLAS Other(s): \_\_\_\_\_

WLWV SCHOOL DIST \_\_\_\_\_

Other(s): \_\_\_\_\_ Other(s): \_\_\_\_\_

**CITY OF WEST LINN  
PLANNING DIRECTOR DECISION  
FILE NO. DR-12-16/SGN-12-24**

The West Linn Planning Director is considering a request by the West Linn-Wilsonville School District for Class I Design Review approval of a replacement garbage compactor and enclosure, the re-purposing of a shallow wading pool in the former Sunset Park area into an amphitheater with pergola, and the installation of perimeter fencing and signs at Sunset Elementary School at 2351 Oxford Street. The City of West Linn is a co-applicant for the sign permit.

The decision will be based on the approval criteria in Chapter 55 of the CDC. The approval criteria from the CDC are available for review at City Hall, at the City Library, and at <http://www.westlinnoregon.gov.cdc>.

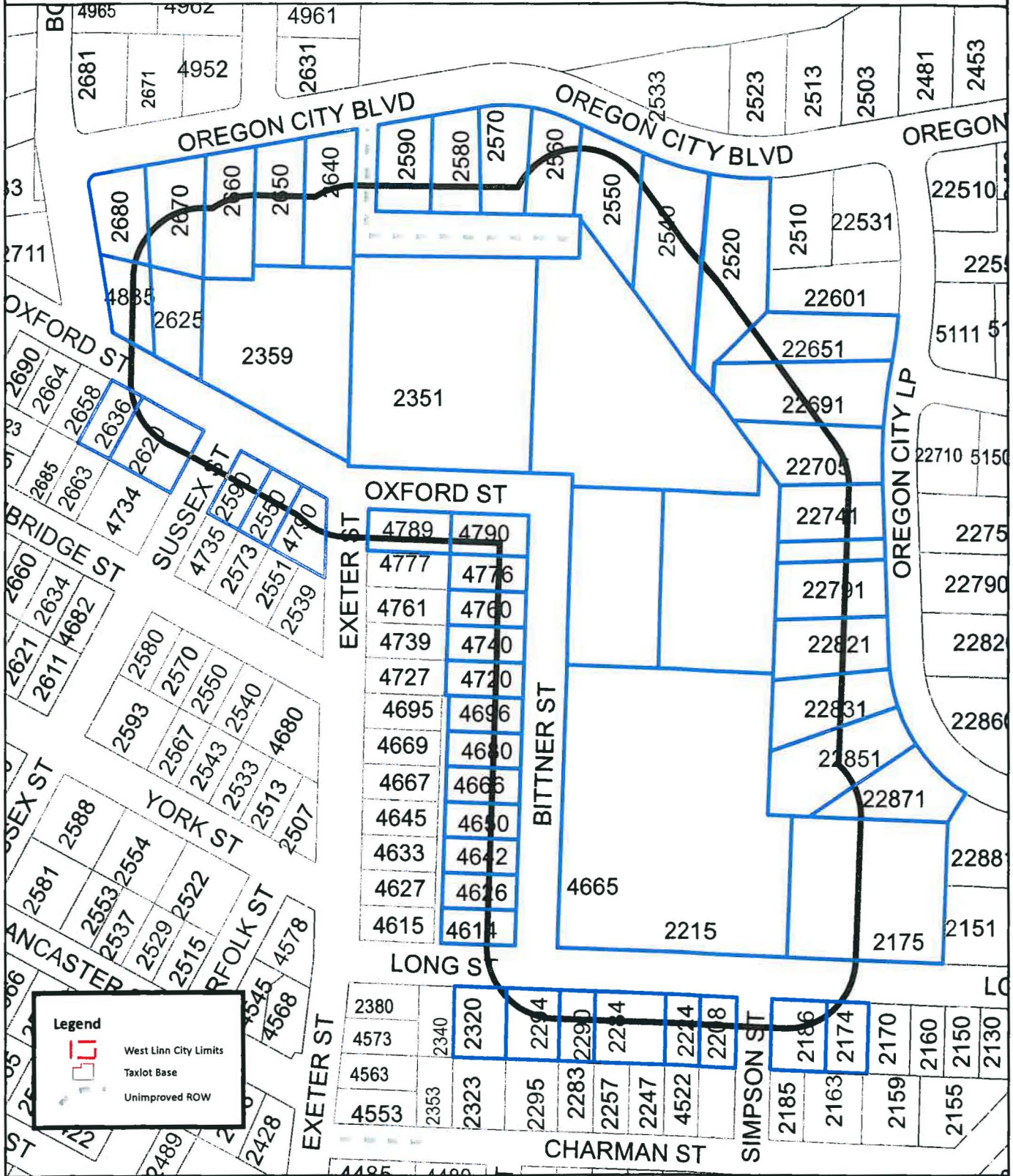
You have received this notice because you own property within 100 feet of this property (tax lots 3700, 5800, 6100, 6200 and 6300 of Clackamas County Assessor's Map 2-1E-25DC and tax lot 100 of Clackamas County Assessor's Map 2-1E-36AB) or as otherwise required by the CDC.

All relevant materials in the above noted file are available for inspection at no cost at City Hall, and on the city web site at <http://westlinnoregon.gov/planning/2351-oxford-street-class-i-design-review-amphitheater-compactor-and-site-improvements-sunse> or copies may be obtained for a minimal charge per page. Although there is no public hearing, your comments and ideas are invited and can definitely influence the final decision of the Planning Director. Planning staff looks forward to discussing the application with you. **The final decision is expected to be made on, and no earlier than, October 8, 2012**, so please contact us prior to that date. For further information, please contact Peter Spir, Associate Planner, City Hall, 22500 Salamo Rd., West Linn, OR 97068, (503) 723-2539, [pspir@westlinnoregon.gov](mailto:pspir@westlinnoregon.gov).

Any appeals to this decision must be filed within 14 days of the final decision date with the Planning Department. Failure to raise an issue in person or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue, precludes the raising of the issue at a subsequent time on appeal or before the Land Use Board of Appeals.

SHAUNA SHROYER  
Planning Administrative Assistant

2351 Oxford St. DR-12-16/SGN-12-24 100' Buffer



**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: Clackamas County GIS

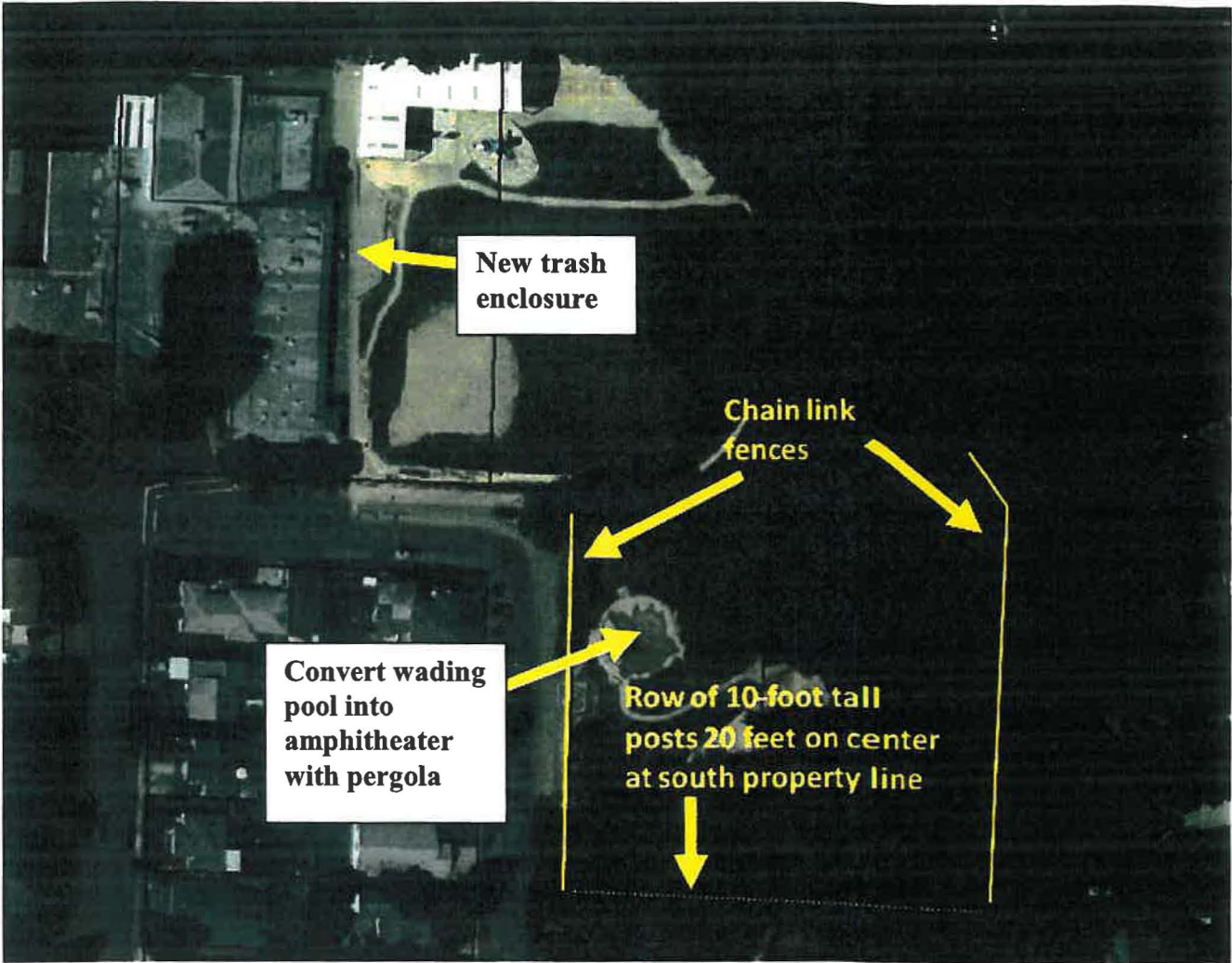
NOT TO SCALE



SNAPNOTIFY.MXD / AHA APP 3-24-2011

User Name:  
 Map Creation Date: Sep 24, 2012





DR-12-16

100 FOOT RADIUS FROM YELLOW LINE



ASH FREDERICK & SUSAN  
PO BOX 246  
WEST LINN, OR 97068

BELL ELENA S & ROBERT J  
22871 OREGON CITY LOOP  
WEST LINN, OR 97068

BOLER ELIZABETH A  
2224 LONG ST  
WEST LINN, OR 97068

BUTZ GADY & DAWN  
22705 OREGON CITY LOOP  
WEST LINN, OR 97068

CRAFT SCOTT A & MARLA M  
22821 OREGON CITY LOOP  
WEST LINN, OR 97068

DONAHUE TY J & KRISTIN M  
2650 OREGON CITY BLVD  
WEST LINN, OR 97068

GRICE DONALD  
2474 TULANE ST  
WEST LINN, OR 97068

HATHAWAY JEFF  
2294 LONG ST  
WEST LINN, OR 97068

KHOO HOCK CHEE & HANSEN CARRIE M  
4760 BITTNER ST  
WEST LINN, OR 97068

MALISZEWSKI STEPHEN P  
7316 SW VIRGINIA AVE  
PORTLAND, OR 97219

ATKIN PHILIP J & LYND A  
2590 OREGON CITY BLVD  
WEST LINN, OR 97068

BLEDY JULIUS M & KATHY M  
4790 BITTNER ST  
WEST LINN, OR 97068

BUCK ANNE M  
2208 LONG ST  
WEST LINN, OR 97068

CHASMAN PAUL TRUSTEE  
173 E BACHELOR ROCK DR  
PORT ANGELES, WA 98363

DAHL WILLIAM V & GENEVA E  
2640 OREGON CITY BLVD  
WEST LINN, OR 97068

GODDARD TERESA  
5665 RIVER ST  
WEST LINN, OR 97068

GUMP MICHAEL S & KIMBERLY L  
2560 OREGON CITY BLVD  
WEST LINN, OR 97068

HOLLYCREST PROP OF OR LLC  
16836 CHERRY CREST DR  
LAKE OSWEGO, OR 97034

LADICK RICHARD M  
2520 OREGON CITY BLVD  
WEST LINN, OR 97068

MARI KIM J  
2620 OXFORD ST  
WEST LINN, OR 97068

BANK OF AMERICA OR  
CORP REAL EST DEPT 2814  
PO BOX 6400  
PORTLAND, OR 97228

BLEDY ROBERT J & NOELLE C  
4776 BITTNER ST  
WEST LINN, OR 97068

BURCH SHIRLEY A  
991 E MT WRIGHTSTON LOOP  
GREEN VALLEY, AZ 85614

CLAXTON JAMES W & VERONIKA G  
2670 OREGON CITY BLVD  
WEST LINN, OR 97068

DAVIS ROBERT & SHANA  
4650 BITTNER ST  
WEST LINN, OR 97068

GREENLEE DARRELL D  
4789 EXETER ST  
WEST LINN, OR 97068

HARRINGTON PATRICK R  
2550 OREGON CITY BLVD  
WEST LINN, OR 97068

HUDSON LARRY M & VINA C WINTERS  
22691 OREGON CITY LOOP  
WEST LINN, OR 97068

LAMB NANCY J  
4666 BITTNER ST  
WEST LINN, OR 97068

MEGALE RICHARD P & LORI J  
1072 N ECHOHAWK WAY  
EAGLE, ID 83616

MILLER IRENE  
2550 OXFORD ST  
WEST LINN, OR 97068

MINKLER JAMES & MURIEL  
4696 BITTNER ST  
WEST LINN, OR 97068

MOYAL NATHAN  
941 2ND ST  
MUKILTEO, WA 98275

O'CALLAGHAN COLLEEN C  
1429 SPRUCE ST  
LAKE OSWEGO, OR 97034

PEET PAMELA J  
2450 OREGON CITY BLVD  
WEST LINN, OR 97068

PULLIAM LEON  
4680 BITTNER ST  
WEST LINN, OR 97068

PYLATE NATHAN J & SARA P  
2590 OXFORD ST  
WEST LINN, OR 97068

SANDERS DEBORAH D  
8700 SW YAKIMA CT  
TUALATIN, OR 97062

SHROYER JAMES B & SHAUNA L  
2320 LONG ST  
WEST LINN, OR 97068

SMITH JOHN W II & S HULTSCH-SMITH  
22851 OREGON CITY LOOP  
WEST LINN, OR 97068

SPENCE KIRK C & JEANETTE M  
2570 OREGON CITY BLVD  
WEST LINN, OR 97068

STARR MILO A TRUSTEE  
22651 OREGON CITY LOOP  
WEST LINN, OR 97068

TILLEY BILL W & MARGARET  
2580 OREGON CITY BLVD  
WEST LINN, OR 97068

TRUAX MICHAEL J & JAN M  
4614 BITTNER ST  
WEST LINN, OR 97068

TUCKER WILLIAM H & HELEN B  
921 W CLINTON ST  
ELMIRA, NY 14905

VARVEL RICHARD & CHERYL  
23842 S BEATIE RD  
OREGON CITY, OR 97045

WEST LINN-WILSON SCH DIST #3J  
22210 SW STAFFORD RD  
TUALATIN, OR 97062

WESTENBERGER GRETTA E TRUSTEE  
756 ROSEWOOD DR  
PALO ALTO, CA 94303

WILLIAMSON FRANK P  
2174 LONG ST  
WEST LINN, OR 97068

WILSON MARC A & EMMIE JO  
2290 LONG ST  
WEST LINN, OR 97068

WOEBKE TERRY L & JACKIE A  
2625 OXFORD ST  
WEST LINN, OR 97068

BILL RHOADES, SUPERINTENDANT  
WLWV SCHOOL DISTRICT 3JT  
2755 SW BORLAND RD  
TUALATIN, OR 97062

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

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

CHERI ZIMMERMAN  
WLWV SCHOOL BOARD  
990 SW BORLAND RD  
WEST LINN, OR 97068

KRISTEN KESWICK  
WLWV SCHOOL BOARD  
11813 SW GRENOBLE ST  
WILSONVILLE, OR 97070

BETTY REYNOLDS  
WLWV SCHOOL BOARD  
25202 SW PETES MOUNTAIN RD  
WEST LINN, OR 97068

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

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

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

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

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

ANTHONY BRACCO  
ROBINWOOD NA PRESIDENT  
2716 ROBINWOOD WAY  
WEST LINN OR 97068

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

ED SCHWARZ  
SAVANNA OAKS NA PRESIDENT  
2206 TANNLER DR  
WEST LINN OR 97068

TRACY GILDAY  
SKYLINE RIDGE NA PRESIDENT  
1341 STONEHAVEN DR  
WEST LINN OR 97068

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

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

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

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

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

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

TIM WOODLEY, DIR. OR OPERATIONS  
WLWV SCHOOL DISTRICT 3JT  
2755 SW BORLAND RD  
TUALATIN, OR 97062

REMO DOUGLAS  
WLWV SCHOOL DISTRICT 3JT  
2755 SW BORLAND RD  
TUALATIN, OR 97062

KEITH LIDEN  
PARSONS BRINCKERHOF  
400 SW 6<sup>TH</sup> ST #802  
PORTLAND, OR 97204

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

**MAILED**

9-24-12 SS

DR-1216/SGN-12-24

PD-3

COMPLETENESS LETTER



## CITY OF West Linn

September 18, 2012

Tim Woodley  
West Linn-Wilsonville School District  
22210 SW Stafford Road  
West Linn, OR 97068

SUBJECT: DR-12-16/SG-12-24

Dear Tim:

Your initial application was deemed incomplete on August 17, 2012. We received a re-submittal on August 31, 2012. Staff has determined that the application is now **complete**. The City has 120 days to exhaust all local review. Per ORS 227.178, that 120 day period will lapse January 16, 2013. Having said that, staff expects that the application will be noticed and a Planning Director decision rendered by mid-October.

You will have a greater sense of the intended decision date when you receive the notice.

Please feel free to contact me at 503-723-2539, or by email at [pspir@westlinnoregon.gov](mailto:pspir@westlinnoregon.gov) if you have questions or comments regarding this application.

Best Regards,

*Peter Spir*

Peter Spir  
Associate Planner

PD-4

CORRESPONDENCE



## Spir, Peter

---

**From:** Warner, Kenneth  
**Sent:** Thursday, September 27, 2012 4:07 PM  
**To:** 'Terry Wuebke'  
**Cc:** Worcester, Ken; Spir, Peter; woodleyt@wlwv.k12.or.us  
**Subject:** RE: Sunset Park

Terry,

It seems that in this circumstance the school district is being very cooperative allowing local residents to utilize the playground during school hours (outside recess ).

While we strive to have fully developed parks that meet the needs of our community, all parks are not created equal. Sunset has had the great fortune of having a fully developed park with a wading pool for many years.

The construction of the new school will not be undertaken by the Parks and Recreation Department.

Ken

Ken Warner, Recreation Director  
Parks & Recreation, #1553

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.

-----Original Message-----

**From:** Terry Wuebke [<mailto:wuebketete@hotmail.com>]  
**Sent:** Thursday, September 27, 2012 3:50 PM  
**To:** Warner, Kenneth  
**Cc:** Wuebke, Jackie and Terry  
**Subject:** Sunset Park

This is what Tim Woodley answered

Mr. Wuebke: School grounds and facilities are reserved for the exclusive use of those in attendance during school hours or when school events are taking place. In the case of the Sunset playground, during recess the playground is secured for school children. When school kids are in classrooms, casual use by the neighborhood is acceptable and checking in at the school office is probably not necessary; but, when recess time starts we would expect that casual use to yield to school children. tim

Looks like we do not have access to the play equipment equal to other parks in the city. I have another question. I believe a reason given for the school needing the part of Sunset Park was for a staging area during construction of a new school. If this is true, what do you see happening as far as access to the play equipment during this time? Hopefully we would not be without the play equipment for this length of time.

## Spir, Peter

---

**From:** James Minkler [jaminkler@comcast.net]  
**Sent:** Thursday, September 27, 2012 9:34 AM  
**To:** Spir, Peter  
**Subject:** Sunset Park Fencing

I OBJECT TO THE 10 FOOT FENCING BEING PROPOSED FOR THE SOUTH END OF THE SUNSET ELEMENTARY SCHOOL EXTENSION- INTO THE SUNSET PARK. Why 10 Feet at that point? Would give it a prison atmosphere. And do not say it is for the protection and safety of the children. When was the last time that there was a threatened child incident either at the school or in the park? Never????

Questions: (1) Will the public have access to the new enclosed area ie gates open after hours or is the public completely losing access to that play area?

(2) What will happen to the children's playground? Does anyone in the West Linn City office realize how many of thousands of children play in that area during the year- especially during the summer and on the weekends. In fact there are families there right now- 9 AM on a Thursday morning...

I really object to the entire area being given to the school district in order to build a "much needed" new school (what we were told) and then find there is no money. SO why spend money enclosing the area when the general public uses it constantly and I doubt that the school needs more "play area". The children should be IN the school studying -not on playgrounds. If the school is concerned about liability concerning the water feature then by all means fill it in but leave the area available for public use..... Sincerely Muriel Minkler

## Spir, Peter

---

**From:** Spir, Peter  
**Sent:** Thursday, September 27, 2012 10:35 AM  
**To:** 'James Minkler'  
**Subject:** RE: Sunset Park Fencing

Mrs. Minkler:

Thank you for your letter

First let me say that there is no ten foot high fence proposed anywhere in this project. The district thought that they would delineate the south property line with birdhouses on top of ten foot high metal poles. On each of the seven poles there would be a small 6" X 6" sign welcoming people to the school property and asking them to check in with the school office before using the property during school hours. These birdhouses would be about 30 feet apart. The public would be free to access the park after school hours. Again there will be no physical obstruction, fence or barrier along the south property line.

The district proposes a three foot high fence along Bittner Street and a six foot high fence at the rear along Villa Roma subdivision. The existing trail/access from Oregon City Loop would remain.

I think this plan shows that the district recognizes and has made great accommodations of the neighborhood's historic use of the area and they have no problems with people using their property in a responsible fashion. School programs and activities on their property will, understandably, take precedence.

Best regards,  
Peter Spir  
Associate Planner

-----Original Message-----

**From:** James Minkler [<mailto:jaminkler@comcast.net>]  
**Sent:** Thursday, September 27, 2012 9:34 AM  
**To:** Spir, Peter  
**Subject:** Sunset Park Fencing

I OBJECT TO THE 10 FOOT FENCING BEING PROPOSED FOR THE SOUTH END OF THE SUNSET ELEMENTARY SCHOOL EXTENSION- INTO THE SUNSET PARK. Why 10 Feet at that point? Would give it a prison atmosphere. And do not say it is for the protection and safety of the children. When was the last time that there was a threatened child incident either at the school or in the park? Never????

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I really object to the entire area being given to the school district in order to build a "much needed" new school (what we were told) and then find there is no money. SO why spend money enclosing the area when the general public uses it constantly and I doubt that the school needs more "play area". The children should be IN the school studying -not on playgrounds. If the school is concerned about liability concerning the water feature then by

all means fill it in but leave the area available for public use..... Sincerely Muriel Minkler

PD-5

APPLICANT'S SUBMITTAL

August 30, 2012

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

RE: DR-12-16/SG-12-24 Sunset Primary School

Dear Peter,

In response to your August 17<sup>th</sup> letter indicating the Design Review application was incomplete, we made the requested changes. Attached are three sets of the narrative, an amended Attachment A, and a CD of all the materials. The two plan sheets submitted with the original application remain unchanged.

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

- **55.120 (M)** - An evaluation of the potential noise impact of the trash compactor has been completed by an acoustical engineer, finding that DEQ requirements will be met. A memorandum is included as part of Attachment A.
- **55.100 (J)** - Additional description has been added to the application narrative regarding maintaining or enhancing surveillance of the school property near Sunset Park.
- **55.100(G)** - The narrative provides more detail regarding the delineation of the school property adjacent to Sunset Park.
- **99.030** - Ken Worcester's signature has been obtained, granting permission for the District to request a permit to place seven signs on the Sunset Park property.

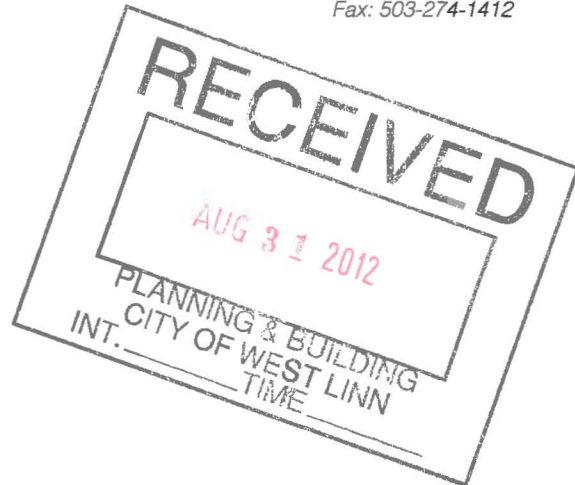
Please contact me if you need anything further.

Sincerely,



Keith S. Liden, AICP

cc: Remo Douglas, WLWV School District  
Norm Dull, DOWA  
Nancy Rad, DOWA



# SUNSET PRIMARY SCHOOL

## Class I Design Review

August 30, 2012

### APPLICATION SUMMARY

Class I Design Review approval to make a number of minor site improvements including conversion of a wading pool into an amphitheater, installing a trash compactor, installing a new fence surrounding the existing trash and recycling facilities, installing fencing along a portion of the property boundary, and installing seven signs along the northern boundary of Sunset Park.

### GENERAL INFORMATION

#### Location

Sunset Primary School property - 2351 Oxford Street (2S 1E Section 25 DC, Tax Lots 600, 3700, 5800, 6200, and 6300). Its location is shown in Figure 1.  
Sunset Park property – Bittner and Long Streets (2S 1E 25DD, Tax Lot 13800 and 2S 1E 36AB, Tax Lot 100).

#### Comprehensive Plan and Zoning Designations

The Comprehensive Plan designation is Low Density.

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

#### Applicant and Owner

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

#### Applicant's Representatives

Keith Liden, AICP  
Parsons Brinckerhoff  
400 S. W. 6<sup>th</sup> Avenue, Suite 802  
Portland, OR 97204  
Phone: 503-478-2348  
Fax: 503-274-1412  
E-mail: [liden@pbworld.com](mailto:liden@pbworld.com)

Nancy Rad, AIA  
Dull Olson Weekes – IBI Group  
907 S. W. Stark Street  
Portland, OR 97205  
Phone: 226-6950  
Fax: 273-9192  
E-mail: [nancy.rad@dowa-ibigroup.com](mailto:nancy.rad@dowa-ibigroup.com)

August 30, 2012

Sunset Primary School – DR I  
Page - 1

## Attachments and Plan Sheets

A2.0	Site Key Plan
A2.1	Plan Details
Attachment A	Compactor Information

**Figure 1: Vicinity Photo**



Source: Metro

## BACKGROUND INFORMATION

### Site Description

The site is developed with Sunset Primary School, including a 54,000 square-foot building, driveways, parking, and play areas. The entire site is approximately 6.3 acres. The property was recently enlarged through the acquisition of approximately 1.6 acres from Sunset Park. Primary access to the school is provided by Oxford Street, which runs along the south side of the school building. Bittner Street borders the west side of Sunset Park and the southeastern portion of the school property (Sheet A2.0).



Sunset Primary School is one of the older facilities in the District. The District plans to ultimately replace this facility with a new building in the future as funding becomes available. The improvements proposed are intended to enhance the quality of the school property during this interim period.

**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>		
School site owned by school district and Sunset Park owned by the city.	R10	Primary School building, ancillary facilities, and parking.
<u>Surrounding Properties</u>		
North/Northwest	R10	Single family residences
South	R10/R7/R5	Single family residences and Sunset Park
East	R10	Single family residences
West	R10	Single family residences

**PROPOSED IMPROVEMENTS**

The proposed Sunset Primary School site improvements include the following:

- Converting a wading pool area, located in the southeastern portion of the property, into an outdoor amphitheater (Sheet A2.1). The proposal is to simply fill the existing wading pool with gravel to allow drainage. A pergola is proposed in the northeast portion of the new gravel area. Existing shrubs, the Sunset Park sign, and the one handicapped parking space along the street near the wading pool will be removed and replaced with lawn and new shrubs along the Bittner Street frontage.
- Removing overgrown bushes and installing 3-foot high black chain link fencing and smaller plantings along a portion of the property frontage on Bittner Street (Sheet A2.0). The purpose is to enhance visibility into the site and to prevent children and balls from going into the street.
- Installing a 6-foot high galvanized chain link fence along a portion of the eastern property boundary to control access and egress, while continuing to allow access via a pedestrian pathway to Oregon City Loop (Sheet A2.0). This fence will improve security at locations where fences do not exist or are in disrepair. It will prevent unobserved entry to the site at the lower elevation in the southeast corner. Underbrush clearing and selected pruning of lower tree limbs in this portion of the site is also proposed to improve visibility and safety without negatively affecting the mature trees.
- Replacing the trash containers with a trash compactor to allow less frequent trash pick-up. The existing brick wall surrounding the trash and recycling area will be replaced

with a chain link fence, and gate (Sheet A2.1/Attachment A). The new fence enclosure will have a slighter larger perimeter than the brick wall. This area is located on the east side of the school with a significant setback from all property lines. The closest residential property will be approximately 185 feet from the compactor, and homes in the area will all be over 200 feet away from the compactor. The compactor operation is expected to be well within DEQ noise level limits (Altermatt Associates, Inc. memo in Attachment A).

- Installing seven signs along the northern boundary of Sunset Park (Sheet A2.0). The signs are proposed to be on 10-foot tall tubular steel posts with bird houses on top with 6-inch by 6-inch signs stating "Welcome to Sunset Primary School. Please check in at the school office during school hours." In coordination with the West Linn Parks Department, the signs are proposed to be located just inside the Sunset Park boundary (Sheet A2.1).

## **DESIGN REVIEW CRITERIA**

At the conclusion of the pre-application conference, the planning staff determined that the application must meet the following criteria in Chapter 55 of the Community Development Code (CDC):

- 55.100 (B)(5) and (6) Architecture
- 55.100(C) Compatibility, buffering, and screening
- 55.100(D) Privacy and noise
- 55.100(G) Demarcation of public, semi-public, and private spaces
- 55.100(I) Public facilities
- 55.100(J) Crime prevention and safety
- 55.100(L) (2) and (3) Signs
- 55.100(O) Refuse and recycling standards
- 52.210 and 52.300 Signs

## **CDC 55.100**

### **B. Relationship to the Natural and Physical Environment**

*B. 5.* This section is satisfied because the school building will retain its current setbacks, and as noted above, the trash and recycling area has setbacks of at least 185 feet from all property lines, and it is over 200 feet from any neighboring residences.

*B. 6.* This section is met based on the findings below:

*a.* This criterion is not applicable because no exterior changes are proposed for the school building. The amphitheater and pergola represent an improvement to the drained and unused wading pool. Because of generous distances between nearby residences and the park setting, the creation of a small amphitheater and pergola will be a welcome addition to this area that borders Sunset Park.

*b/c.* The proposed design is compatible with the natural environment because the improvements will retain the existing landscaped areas on the site.

- d. Similar to "a" above, this criterion is not applicable because the building architecture will not be affected in any way. Because of their relatively isolated locations, the conversion of the trash and recycling area and wading pool into a small amphitheater will have virtually no impact on the architectural character of the school building or the neighborhood.
- e. The human scale of the existing building will not be affected because the trash and recycling area will only change slightly in appearance, and its scale and location will remain the same.
- f. The criterion related to windows applies only to commercial and office buildings, not schools.
- g. This criterion is not applicable because no building additions of new buildings are proposed.
- h. Climatic concerns are not relevant to the trash and recycling area. The proposed pergola for the amphitheater will provide shading.
- 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 on-site circulation will not be affected by the proposed improvements. The signs along the common school/park boundary were chosen in lieu of a fence to provide site security without limiting pedestrian circulation between the school and park properties.

**C. Compatibility between Adjoining Uses, Buffering, and Screening**

There are a number of mature trees located on and surrounding the site, which will all be protected. The existing shrubs along the Bittner Street frontage are proposed to be removed because they prevent adequate visual surveillance of the site. However, as noted in the plans, they will be replaced. The proposed trash compactor will be located in the existing trash and recycling area, which is a significant distance from all surrounding residences. The school building on the west, the setback of the trash area from surrounding properties, and the existing vegetation along the property boundary provide suitable buffering.

**D. Privacy and Noise**

School activities and associated noise is compatible with the surrounding neighborhood. Building entrances, vehicle circulation, and outdoor activity areas will remain in their current location. The existing trash and recycling area will be improved with a trash compactor, which will significantly reduce the number of trash pick-up visits to the school and the associated noise. Because of the significant distances between the trash and recycling area from neighboring residences, a chain link fence enclosure is proposed. As noted in Attachment A, the compactor will have decibel levels in the mid 70's, and it will

only be operated intermittently when trash is compacted. With the significant distances between the proposed compactor location and adjoining properties, the City's noise standards will be met as confirmed by an acoustical engineer (Attachment A). The use of a fence versus a brick wall is driven by the District's interest in minimizing capital investment in a school facility that will be replaced at the earliest opportunity.

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

The operation, main school entry, and playground layout will remain essentially unchanged. The playground access and outdoor activity areas will not be changed, and their boundaries will continue to be clearly delineated. In the southeastern portion of the site adjacent to Sunset Park, the District proposes to demarcate the play area with new fencing along the Bittner Street frontage and the eastern property line. In addition, the seven proposed signs along the school-Sunset Park property line will identify the property boundary without creating a barrier.

**J. Crime Prevention and Safety/Defensible Space**

Access, building entrance locations, and existing lighting will not be affected by the proposed improvements. All on-site and ADA access circulation will be retained. The replacement of the existing shrubs with new landscaping along the Bittner Street frontage and the underbrush clearing and lower tree limb pruning along the eastern property boundary will enhance visibility into the southeastern portion of the property, which abuts Sunset Park.

**L. Signs**

- L. 2. This section is satisfied because the signs will be significantly smaller than the maximum sign area allowed, and they are only intended to be viewed and read by pedestrians in Sunset Park and/or the school property. Their purpose is to allow seamless use of the park and district property during non-school hours, while notifying the need to check in with the administrative office before using school property when school is in session.
- L. 3. This section is met because the sign size will be kept to an absolute minimum using simple a simple message. As noted, the signs are intended to identify the school property boundary without using a fence.

**O. Refuse and Recycling Standards**

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

## **CDC 52 Signs**

### **52.210 Approval Standards**

The proposed signs located within Sunset Park adjacent to the Sunset Primary School property meet the sign permit approval standards as noted below:

- A. The scale of the sign and its components is appropriate for its location within the park. The signs at 10 feet tall and 1/2 square-foot in size are well below the maximum 20-foot height and 24 square-foot area maximums in CDC 52.300.
- B. The signs are consistent with this standard because they will not be illuminated or visible from the Bittner Street right-of-way.
- C. The signs will not be within a clear vision area.
- D. This criterion is not applicable because the signs will not be located over or adjacent to vehicle driveways or roadways.
- E. This criterion is satisfied because the signs will not be illuminated.
- F. The signs will not cause the removal of any trees or affect any natural features on the site.
- G. This criterion is met because the signs will be located within a landscaped area, and the metal poles will be able to withstand weather and insects.
- H. This standard is not applicable because changeable copy is not proposed.
- I. This standard is not applicable because changeable electronic copy is not proposed.
- J. This criterion is not applicable because the signs shall not be particularly visible from the Bittner Street right-of-way.

### **52.300 Permanent Sign Design Standards**

This CDC section indicates that freestanding signs for public uses may be a maximum of 20 feet in height and 24 square feet in size. This section also states "Signs in parks directed at pedestrians or cyclists within the parks are not limited in number or size." As noted above, the height and size of the signs are will within the limits of the CDC and seven signs are permitted because they will be located within the Sunset Park property.

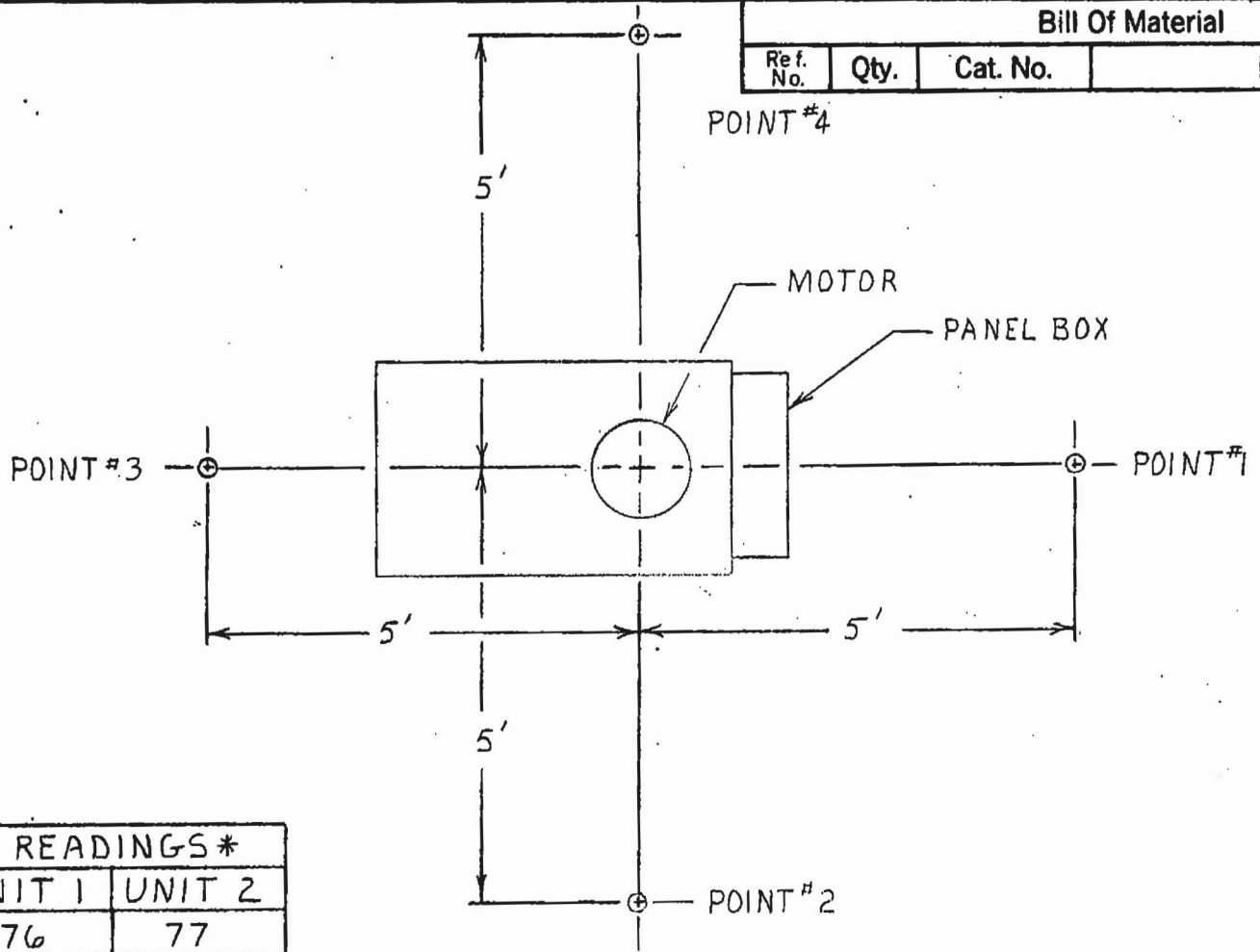
## **CONCLUSION**

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

**ATTACHMENT A**  
**Compactor Information**

47

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



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

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

**MARATHON** RAMJET  
 Equipment Company,  
 Vernon, Alabama 35592

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

Routing:  
 Scale: NTS  
 Tolerances:  
 Drawing Number: 51-45710  
 SHEET: \_\_\_ OF \_\_\_

## RJ-88SC Self Contained Compactor



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

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

### RJ-250SC Features:

#### The RJ-88SC is ideal for...

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

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

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

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

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

Factory testing to assure leakproof construction.



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



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



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

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

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

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

Fire hose connection provided on each unit.

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



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

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

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

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

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

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

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



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

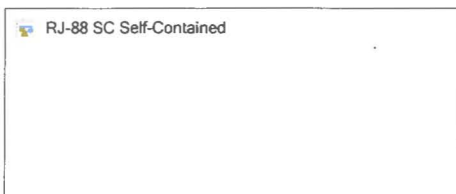


Rear door retains wet waste effectively with its patented **"Double-Hinge"** and custom designed **"P" Seal**.



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

**Specifications:**



**RJ-88SC Specifications**

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

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

Performance Data:		
Cycle Time	44 sec	44 sec
Total Normal Force	36,600 lb	162 kN
Total Maximum Force	43,100 lb	192 kN
Normal Ram Face Pressure	34.7 psi	239 kPa
Maximum Ram Face Pressure	40.8 psi	281 kPa
Ram Penetration	60	152 mm

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

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

**Optional Features:**

**TrashMinder®**



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

**The StreamLine® Option**



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

### Qwik Clean Door®



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

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

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

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

**See how the StreamLine System works.**

### Cart Dumpers



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

and many much more.

**Top of Page**

August 28, 2012

Dull Olson Weekes - IBI Group  
907 SW Stark Street  
Portland, OR 97205

Attention: Norm Dull

Reference: Sunset Primary School  
Trash Compactor Noise

Project 12068

Dear Mr. Dull:

This letter summarizes review of potential noise from a new trash compactor at Sunset Primary School to nearby residential property. The review was based on a site plan for the school, a detail of the proposed compactor location and enclosure configuration, and manufacturer's equipment sound level information.

1. The City of West Linn uses Oregon State Department of Environmental Quality (DEQ) noise regulations. The applicable DEQ daytime (7 AM to 10 PM) noise level limits include the L50 (the level exceeded 50% of a given hour) at 55 dBA, and the L10 (the noise level exceeded 10% of an hour) at 60 dBA, both as measured at the property line, or, a point 25 feet from the residential dwelling, whichever is more distant from the sound source.
2. Based on the manufacturer's literature for the trash compactor (Model RJ-88SC by Marathon Equipment Company), the sound level of the operating compactor should be 78 dBA maximum at a distance from the equipment center of 5'-0".
3. The trash compactor and enclosure are to be located at the east side of and adjacent to the school building. The nearest residences to the trash compactor location include one to the north with its south property line approximately 185' from the compactor enclosure, and one to the south with its north property line approximately 204' from the compactor enclosure.
4. The presence of the school building adjacent to the trash compactor will result in a sound reflection that could increase the overall sound level at distant receivers by 3 up to dB.
5. Based on the manufacturer's sound data, and the site distances, and accounting for the school building reflection, the estimated sound level of the trash compactor at the property line of the residence to the north was 50 dBA. The estimated sound level of the

12068L1A

Mr. Norm Dull  
August 28, 2012  
Page 2

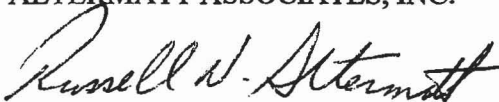
trash compactor at the property line of the residence to the south was 49 dBA. These sound levels are below both the DEQ L10 and L50 daytime sound level limits at residential property.

6. Additional noise level reduction should occur from 1.) sound propagation over the ground and landscaping, and 2.) from the enclosure around the trash compactor.

Based on the above, the trash compactor noise levels should fall well within DEQ noise level limits.

Please contact us with any questions.

Sincerely,  
ALTERMATT ASSOCIATES, INC.



Russell N. Altermatt, P.E.  
Principal Engineer

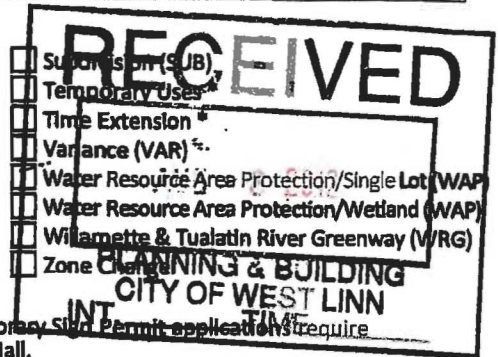
RA:sa

**DEVELOPMENT REVIEW APPLICATION**

For Office Use Only		
STAFF CONTACT <b>SPIR</b>	PROJECT No(s). <b>DR-12-16</b>	
NDN-REFUNDABLE FEE(S) <b>\$2100 + 300</b>	REFUNDABLE DEPOSIT(S)	TOTAL <b>2400</b>

**Type of Review (Please check all that apply):**

- |  |   |
|--|---|
| <input type="checkbox"/> Annexation (ANX)                      | <input type="checkbox"/> Historic Review                                  |
| <input type="checkbox"/> Appeal and Review (AP) *              | <input type="checkbox"/> Legislative Plan or Change                       |
| <input type="checkbox"/> Conditional Use (CUP)                 | <input type="checkbox"/> Lot Line Adjustment (LLA) */**                   |
| <input checked="" type="checkbox"/> Design Review (DR)         | <input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan) |
| <input type="checkbox"/> Easement Vacation                     | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures           |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities    | <input type="checkbox"/> Planned Unit Development (PUD)                   |
| <input type="checkbox"/> Final Plat or Plan (FP)               | <input type="checkbox"/> Pre-Application Conference (PA) */**             |
| <input type="checkbox"/> Flood Management Area                 | <input type="checkbox"/> Street Vacation                                  |
| <input type="checkbox"/> Hillside Protection & Erosion Control |   |



<b>Site Location/Address:</b> 2351 OXFORD STREET WEST LINN OREGON 97068	<b>Assessor's Map No.:</b> 2S1E25DC <b>Tax Lot(s):</b> 600,3700, 5800,6200, 6300 <b>Total Land Area:</b> 6.2 acres
---	--

**Brief Description of Proposal:** CONVERT A WADING POOL TO A SMALL AMPHITHEATER, INSTALL A TRASH COMPACTOR WITH NEW FENCE ENCLOSURE, PROVIDE FENCING AND LANDSCAPE IMPROVEMENTS

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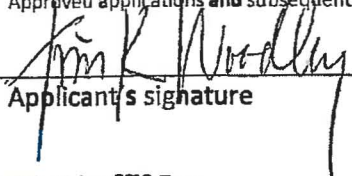
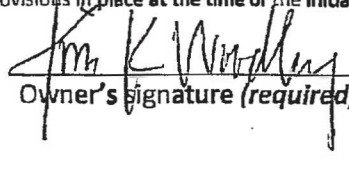

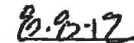
<b>Owner Name (required):</b> WEST LINN WILSONVILLE <small>(please print)</small> <b>Address:</b> 22210 SW STAFFORD RD <b>City State Zip:</b> TUALATIN, OR 97062	<b>Phone:</b> 503-673-7995 <b>Email:</b> <a href="mailto:woodleyt@wlwv.k12.or.us">woodleyt@wlwv.k12.or.us</a>
---	--

<b>Consultant Name:</b> KEITH LIDEN <small>(please print)</small> <b>Address:</b> PARSONS BRINCKERHOFF, 400 SW 6TH ST, #802 <b>City State Zip:</b> PORTLAND OR 97204	<b>Phone:</b> 503-478-2348 <b>Email:</b> <a href="mailto:liden@pbworld.com">liden@pbworld.com</a>
---	--

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

\* No CD required / \*\* Only one hard-copy set needed

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

	
Applicant's signature	Owner's signature (required)
	
Date	Date

## SIGN REVIEW PERMIT APPLICATION

For Staff Completion		
BUSINESS DISTRICT:	FEE: <b>\$250</b>	PROJECT NO.: <b>SG-12-24</b>

<b>Business Name of Sign Location:</b> NA - City of West Linn	<b>Address of Sign Location:</b> Sunset Park, 4665 Bittner Street, W. Linn, OR
<b>Business Owner Name &amp; Address:</b> NA	<input type="checkbox"/> Check if this is the applicant. <b>Phone:</b>  <b>Email:</b>
<b>Property Owner Name &amp; Address:</b> West Linn Parks & Recreation Dept. 22500 Salamo Road West Linn, OR 97068	<input type="checkbox"/> Check if this is the applicant. <b>Phone:</b> 503.557.4700  <b>Email:</b> k Worcester@westlinnoregon.gov
<b>Contractor Name &amp; Address:</b> West Linn-Wilsonville School Dist. 22210 SW Stafford Road Tualatin, OR 97062	<input checked="" type="checkbox"/> Check if this is the applicant. <b>Phone:</b> (503) 673-7995  <b>Email:</b> woodleyt@wlwv.k12.or.us
<b>Contractor's License #:</b>	<b>City or Metro Business License #:</b> NA

**Wall mounted signs:** Provide a scale drawing showing the sign dimensions, height, materials, source of illumination, and showing where on the building elevation the sign will be mounted. Applicant must provide information concerning color of sign, size and style of lettering, and show any signs that were previously approved and their dimensions. Also show dimensions of the wall(s) that the sign(s) will be attached to.

**Freestanding signs:** Show location of the sign relative to property lines, and sidewalks, height of sign and base treatment. Show sign colors including text font and style. Show any existing freestanding sign by location and size.

For signs in the Willamette Falls Drive Commercial Overlay Zone, see City Planning staff and CDC Chapter 58. For signs in the Mixed Use Zone, see City Planning staff and CDC Chapter 59.

Sign regulations can be found in the Community Development Code Chapter 52 at <http://westlinnoregon.gov/cdc>.

I/We hereby submit this application for approval of a sign permit and if approved, hereby certify that the sign will be installed and operated in compliance with the CDC Chapter 52:

Jim P. Woodley      8.8.12  
 Signature of Applicant      Date

The undersigned property owner(s) hereby authorize(s) the filing of this application, and authorize(s) on-site review by authorized staff. I/We hereby agree to comply with all code requirements applicable to my/our application.

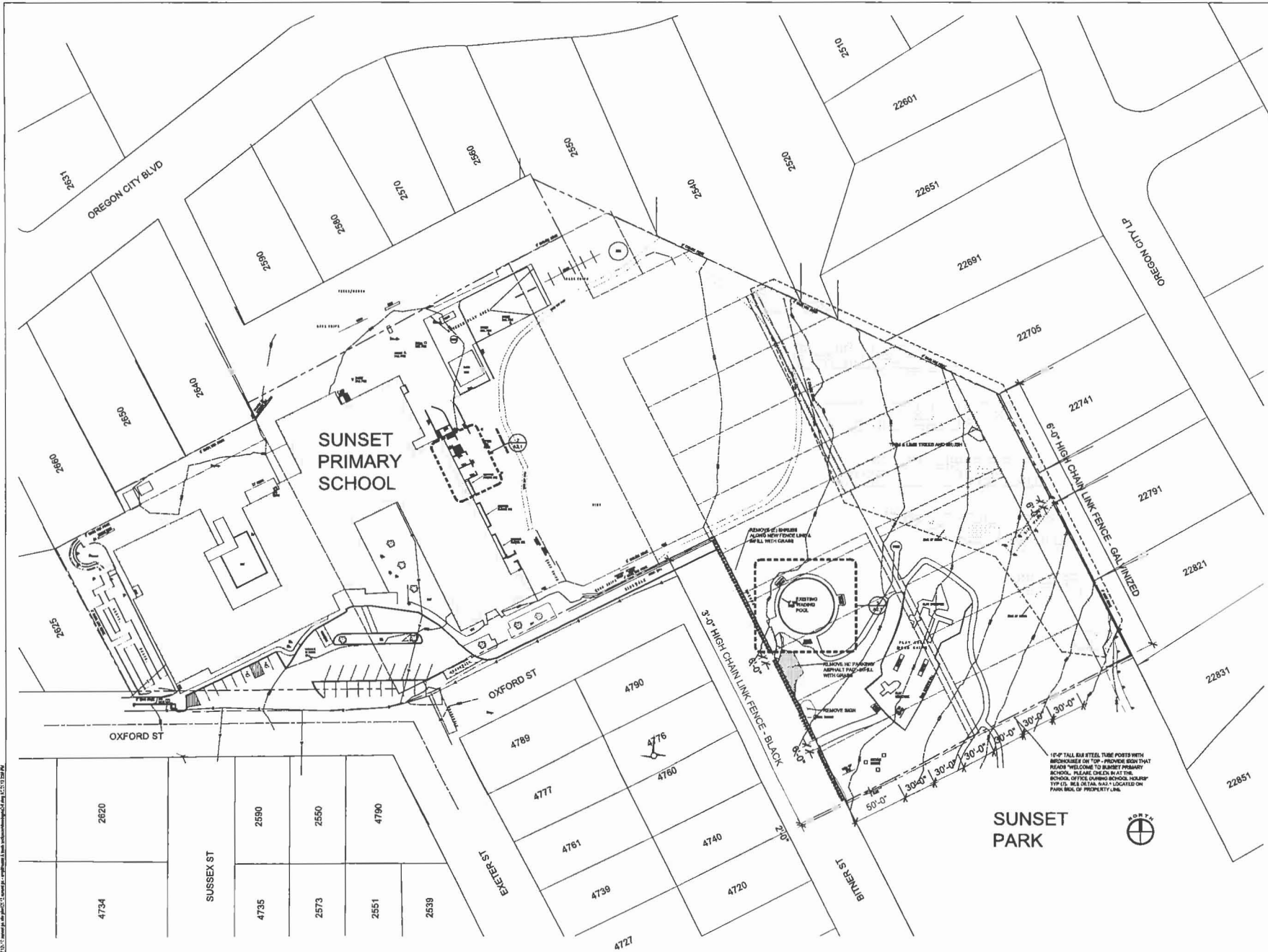
Jim P. Woodley      8.8.12  
 Signature of Business Owner(s)      Date

\_\_\_\_\_  
 Signature of Business Owner(s)      Date

[Signature]      08/21/2012  
 Signature of Property Owner(s)      Date

\_\_\_\_\_  
 Signature of Property Owner(s)      Date

59



Project location: 22210 SW Safford Road, West Linn, OR 97188. Project # 12010. Scale: 1/8\"/>

**SUNSET PRIMARY SCHOOL  
 AMPHITHEATER & TRASH ENCLOSURE**  
 West Linn - Wilsonville S.D. 3J  
 22210 SW Safford Road  
 West Linn, OR 97188  
 t: (503) 872-7000

KEY PLAN

phase	Design Review
date	August 2012
revisions	
project #	12010

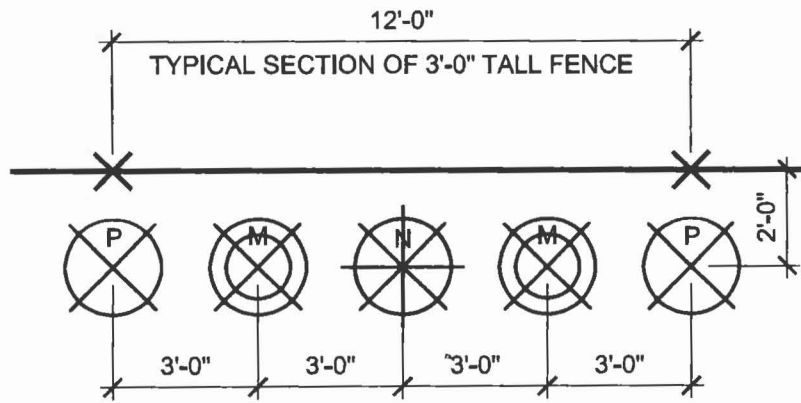
**SITE KEY PLAN** ①  
 SCALE: 1/8" = 1'-0"

**A2.0**





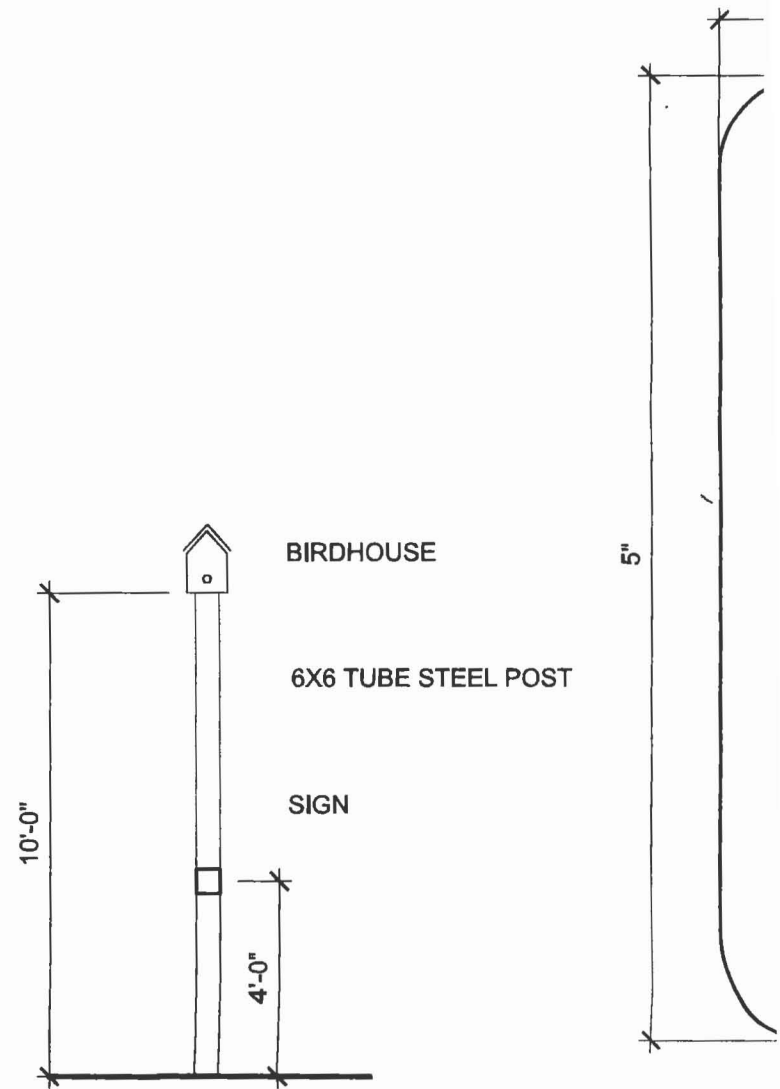
# Enlargements from Sheet A-2.1



NOTE: PLANTINGS REPEAT AT EACH FENCE SECTION

LEGEND:

P - PIERIS JAPONICA VARICATA  
M = MUGITO PINE  
N = NANDIAN COMPACTA

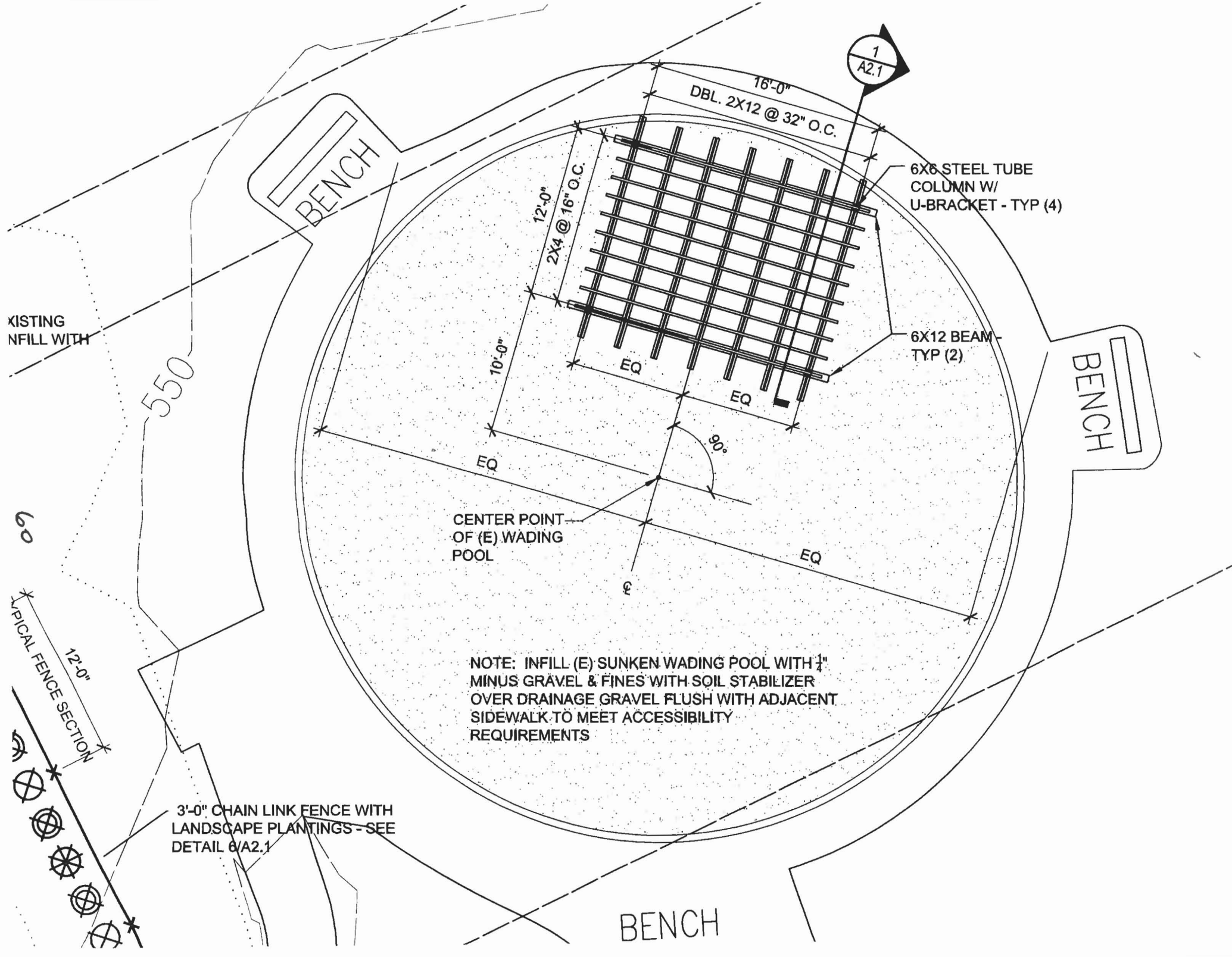


PLANTING DETAIL

1/4" - 1'-0"

6

65



1  
A2.1

16'-0"  
DBL. 2X12 @ 32" O.C.

6X6 STEEL TUBE  
COLUMN W/  
U-BRACKET - TYP (4)

6X12 BEAM -  
TYP (2)

BENCH

BENCH

BENCH

BENCH

KISTING  
NFILL WITH

550

60

TYPICAL FENCE SECTION  
12'-0"

3'-0" CHAIN LINK FENCE WITH  
LANDSCAPE PLANTINGS - SEE  
DETAIL 6/A2.1

CENTER POINT  
OF (E) WADING  
POOL

NOTE: INFILL (E) SUNKEN WADING POOL WITH 1/4"  
MINUS GRAVEL & FINES WITH SOIL STABILIZER  
OVER DRAINAGE GRAVEL FLUSH WITH ADJACENT  
SIDEWALK TO MEET ACCESSIBILITY  
REQUIREMENTS

EQ

EQ

EQ

EQ

12'-0"  
2X4 @ 16" O.C.

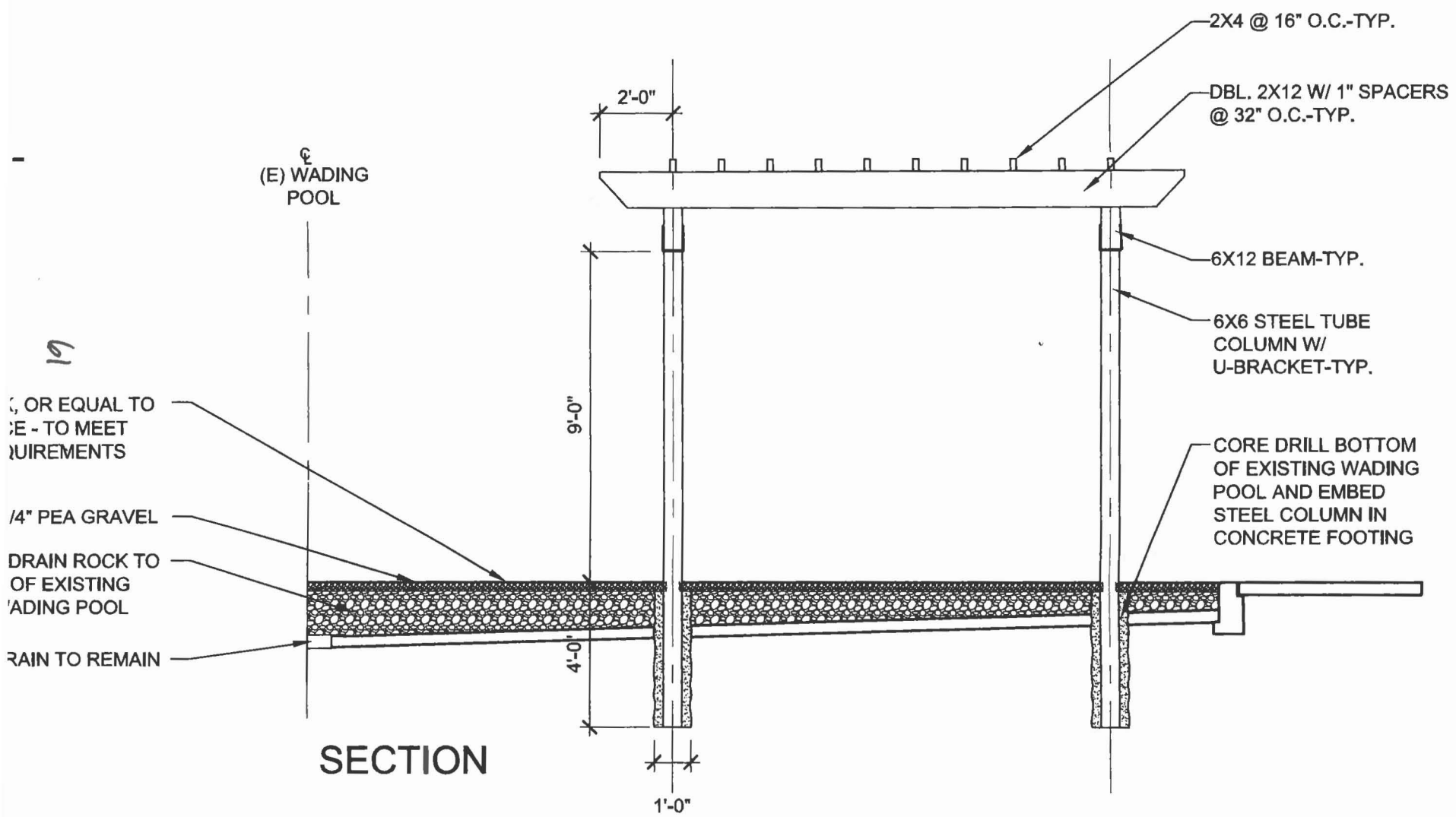
10'-0"

90°

⊕

NOTES:

1. SUBMIT PRODUCT DATA FOR ALL MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
2. STRUCTURAL TIMBERS & DIMENSIONAL LUMBER TO BE WOLMANIZED L3 CEDARTONE BY ALL WEATHER WOOD, WASHOUGAL, WA (800) 777 8134, OR EQUAL
3. HIGH PERFORMANCE COATING TO BE BY SHERWIN WILLIAMS, OR EQUAL:  
 PRIME: S-W PROTECTIVE & MARINE MACROPOXY 646 FC EPOXY B58W00610.  
 (2) FINISH COATS: S-W PROTECTIVE MARINE ACROLON 218 HS POLYURETHANE GLOSS B65W00651.
4. USE SIMPSON TIE BRACKETS TO JOIN WOOD FRAMING.

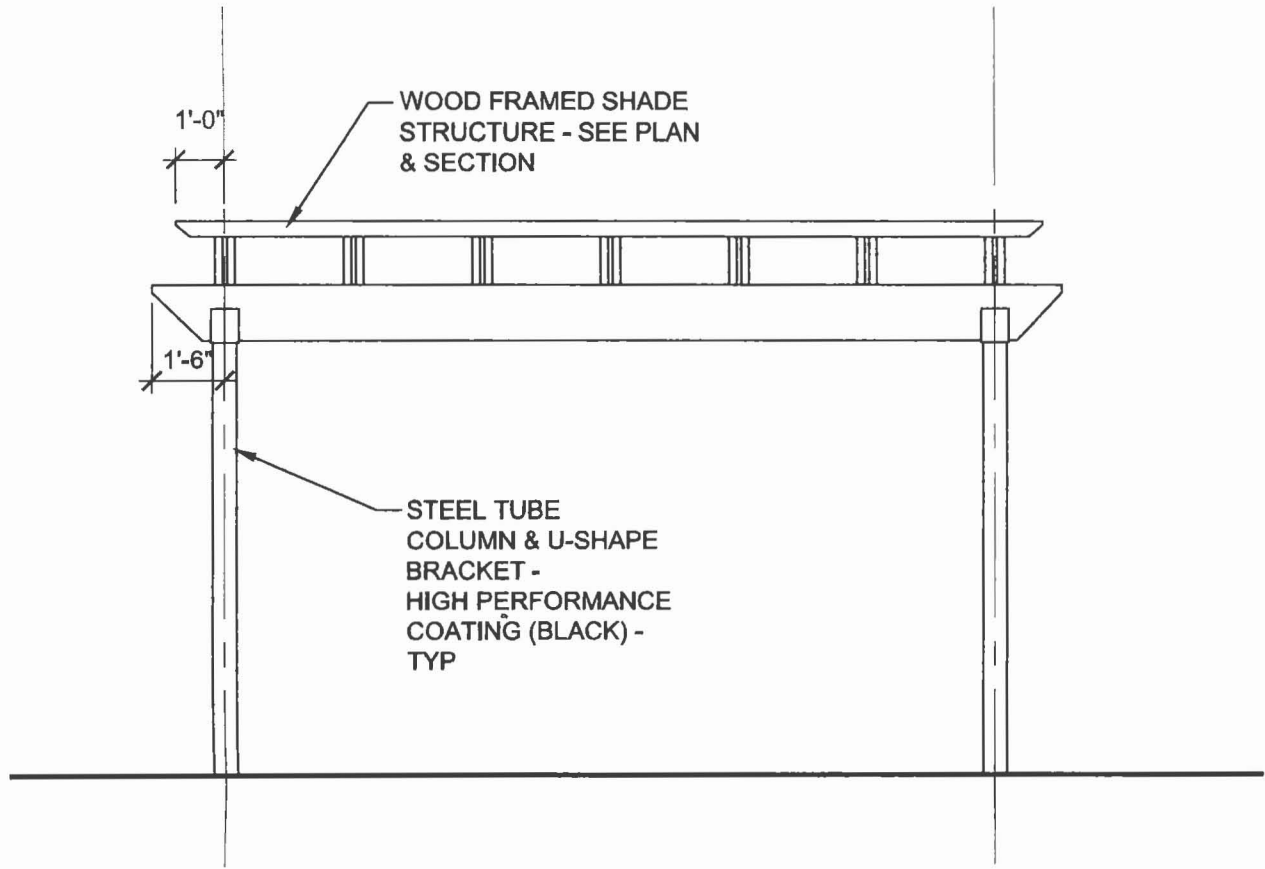


# PERGOLA SECTION & ELEVATION

1

1/4" - 1'-0"

k  
rev  
pr



FRONT & BACK ELEVATION

- NOTES:
1. SUBMIT PROPOSED
  2. STRUCTURAL DRAWINGS FOR WOOD, WASHED
  3. HIGH PERFORMANCE COATING (BLACK) - TYP  
PRIME:  
(2) FINISH
  4. USE SIMPSON

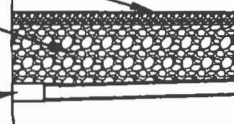
⊕  
(E) WADING POOL

APPLY GRAVEL-LOK, OR EQUAL TO MAKE FIRM SURFACE - TO MEET ACCESSIBILITY REQUIREMENTS

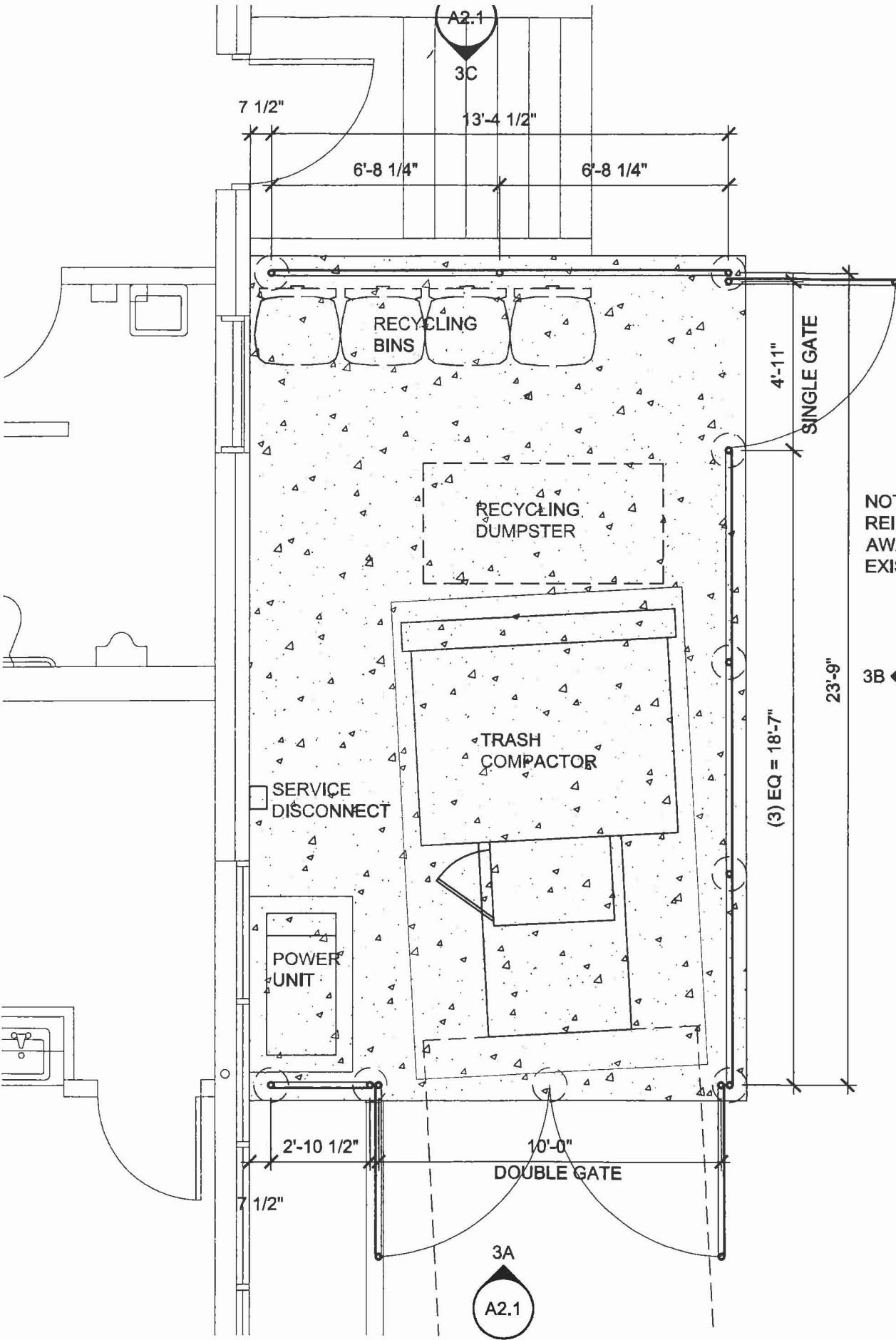
3" LAYER OF 1/4" PEA GRAVEL

WASHED 3/4" DRAIN ROCK TO FILL BOTTOM OF EXISTING CONCRETE WADING POOL

EXISTING DRAIN TO REMAIN



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NOTE: NEW CONCRETE SLAB REINFORCING, 2% MAX SLOPE AWAY FROM THE BUILDING - IN EXISTING ADJACENT GRADES

NEW CONSTRUCTION

ORTH

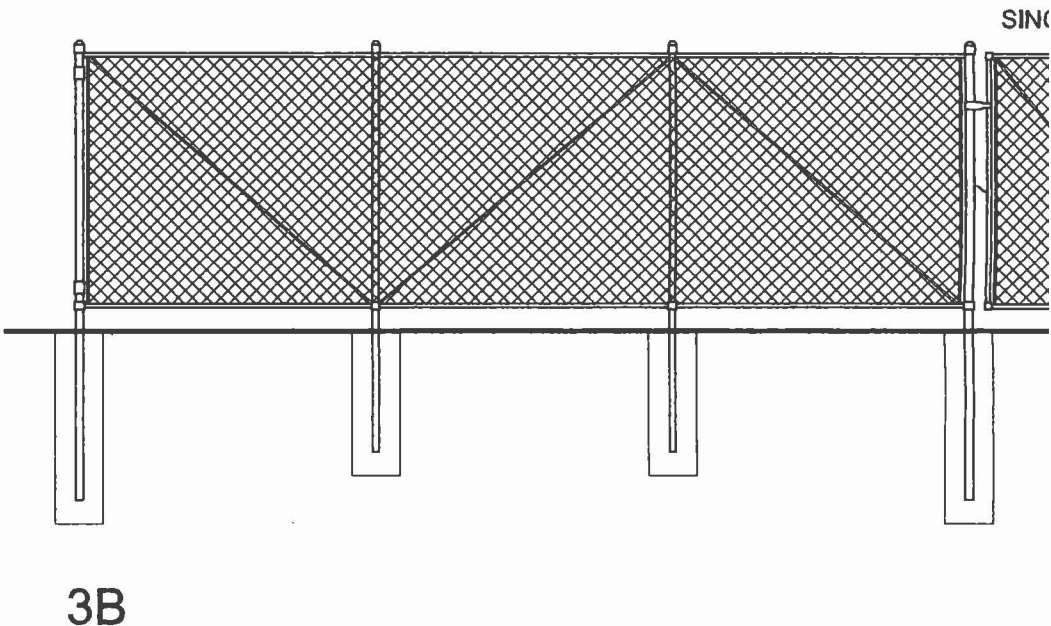
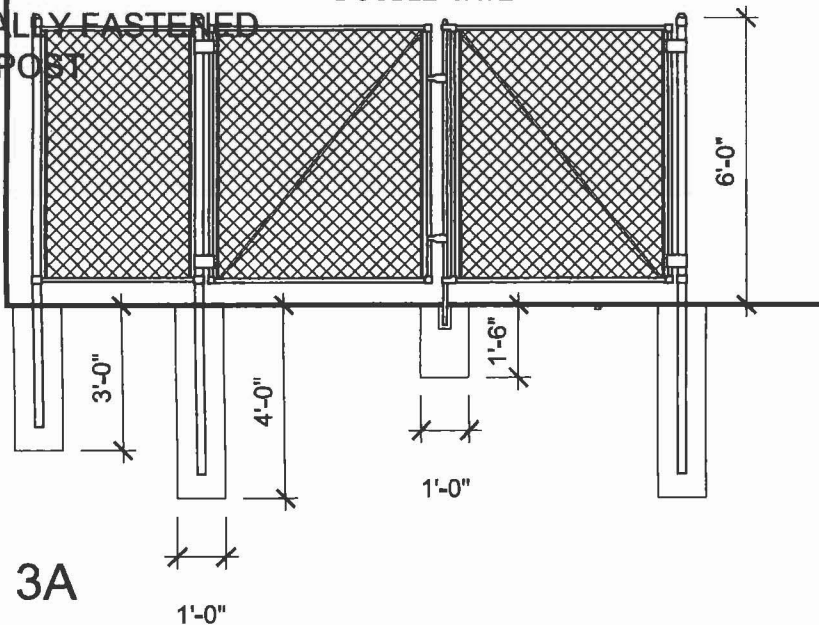
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NOTES:

1. DESIGN OF FENCING TO BE DELEGATED DESIGN, INCLUDING ENGINEERING ANALYSIS AND TO MEET ALL LOCAL CODES.
2. ALL FENCE COMPONENTS TO BE HOT DIP GALVANIZED (ASTM A123 & ASTM A491) AND VINYL COATED (ASTM F 934) - COLOR BLACK.
3. EMBED ALL POSTS INTO ANCHORING CEMENT FOOTINGS.
4. CHAIN LINK FABRIC TO BE 2" MESH, NO. 9 GAUGE, TOP & BOTTOM SALVAGES KNUCKLED.
5. INTERMEDIATE FENCE POSTS SHALL BE 2" DIA PIPE.
6. LINE FENCE POSTS SHALL BE 1 1/2" DIA PIPE.
7. PROVIDE LOCKING HARDWARE AT GATES. ALL HARDWARE AND ACCESSORIES TO BE ASTM A153..
8. SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION/INSTALLATION.

HICK FIBERGLASS  
 QUE SIGN WITH  
 1. LETTERS  
 HANICALLY FASTENED  
 STEEL POST

DOUBLE GATE



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