



Memorandum

Date: April 5, 2016

To: West Linn Planning Commission

From: Darren Wyss, Associate Planner

Subject: CUP-15-03 – Public Testimony Received Since 3/30/2016 Memorandum to the West Linn Planning Commission

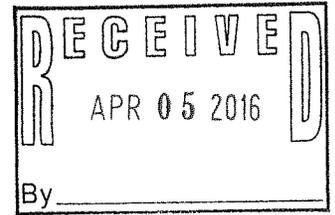
City staff sent a memorandum to the Planning Commission dated March 30, 2016 that contained all comments received from March 17 to March 30, 2016.

Since that time, more public comment has been received. Attached to this memorandum, you will find all comments received between March 31 and April 5, 2016.

Please feel free to contact me at dwyss@westlinnoregon.gov or 503-722-5512 with any questions regarding the materials or process.

Wyss, Darren

From: Angela Laidlaw <[REDACTED]>
Sent: Tuesday, April 05, 2016 3:57 PM
To: Wyss, Darren
Subject: In Re: File No. CUP-15-03/DR-15-17/VAR-15-01/02/03



Dear Planning Commissioners,

I am writing as a concerned member of the West Linn community. I understand that this week you will be reviewing the plans to re-build the Sunset Primary School.

We are concerned that these plans will affect the quality and safety of our community.

Some of the issues that need to be reviewed include the loss of much of Sunset Park, the poor engineering design of the water containment facility, the location of the new school play space, the presence of parking and street space relative to green space, and the options regarding building the facility while children remain in the old building right next to an extremely noisy construction site. Additionally, several outside experts have been consulted and expressed serious concerns about many of the conclusions and data in the plan.

Community members WANT to work with you. Please allow this process to better include us.

We urge you NOT to approve these plans.
Please allow more time to consider many of the alternate opinions and questions that have been raised.

Please allow the community time to review the over 900 additional pages that the school district submitted last Wednesday.

Please include the community members to help arrive at a solution that will protect our children and all of our resources.

Please represent the concerns of those community members that you so kindly serve.

Sincerely,

Angela Laidlaw
18428 Steamboat Way
West Linn, OR 97068

Angela Laidlaw

Family focused family law

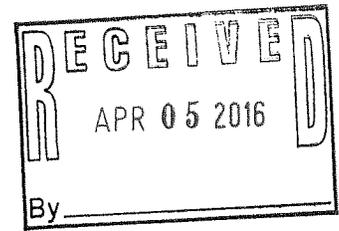
I help families resolve divorces and custody & parenting time matters in a way that preserves important, lifelong relationships

- Collaborative Divorce & Custody Cases
- Mediator
- Licensed Attorney in Oregon & California

Bowerman David Laidlaw & Laidlaw, LLC

1001 Molalla Avenue, Suite 208
Oregon City, Oregon 97045
Tel: 503.650.0700
Fax: 503.650.0053

[REDACTED]
www.BDLandL.com



Memorandum

Date: April 5, 2016

To: Darren Wyss, Associate Planner

From: Ken Worcester, Parks and Recreation Director KW

Subject: Sunset School Proposal

Purpose: To further clarify the Parks and Recreation Departmental position surrounding the proposed New Sunset School Project.

Background: I have received questions regarding my memo of March 23, 2016, relating to the above mentioned project. I want make sure my previous comments have not been misinterpreted.

To be clear, Sunset Park and Sunset Elementary School are two separate projects of two separate entities. Though neither project is dependent on the other, nor should the decisions of and on one, impact the decisions of the other, they should ultimately complement each other when completed.

Discussion:

Planning Process for Sunset Park. We have initiated the process to create a new Master Plan for Sunset Park that will undoubtedly include a new playground. Playgrounds are designed to accommodate a targeted number of kids at any one time.

The Park has always provided a number of play and playground activities for the neighborhood children, and our aim is to ensure those same numbers of play options and activities always exist within the Park boundaries and that they are accessible to the community at all times.

Though somewhat redundant, the existence of playgrounds on both the School and Park properties will provide the maximum amount of opportunities for those in the neighborhood to enjoy, especially when school is not in session, though both will be planned to operate exclusive of the other.

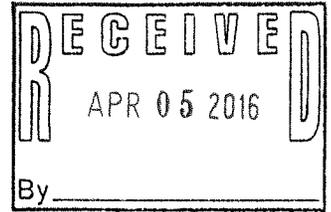
Again, a new planning group has been formed with an open invitation to all interested citizens for the park design process. While the new park playground may look different, there is no reason to expect it won't be as large or even larger and provide at the very least, the same number of activities as the current park playground.

As I mentioned in my earlier memo, this month marks the 65 birthday of Sunset Park and we are committed to providing a new and rejuvenated park that will provide the same amount of activities and service to the community for the next 65 years as it has provided in the past.

Of course, the final design will ultimately be planned in accordance of the needs, desires and input of the neighborhood.

Wyss, Darren

From: Juliette Weston <[REDACTED]>
Sent: Tuesday, April 05, 2016 1:37 PM
To: Wyss, Darren
Subject: Save Sunset Park!



In Re: File No. CUP-15-03/DR-15-17/VAR-15-01/02/03

Dear Planning Commissioners,

I am writing as a concerned member of the West Linn community. I understand that this week you will be reviewing the plans to re-build the Sunset Primary School.

We are concerned that these plans will affect the quality and safety of our community.

Some of the issues that need to be reviewed include the loss of much of Sunset Park, the poor engineering design of the stormwater pond, the location of the new school play space, the presence of parking and street space relative to green space, and the options regarding building the facility while children remain in the old building right next to an extremely noisy construction site. Additionally, several outside experts have been consulted and expressed serious concerns about many of the conclusions and data in the plan.

Community members WANT to work with you. Please allow this process to better include us.

We urge you NOT to approve these plans.

Please allow more time to consider many of the alternate opinions and questions that have been raised.

Please allow the community time to review the over 900 additional pages that the school district submitted last Wednesday.

Please include the community members to help arrive at a solution that will protect our children and all of our resources.

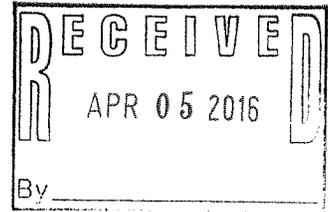
Please represent the concerns of those community members that you so kindly serve.

Sincerely,

Juliette Weston
4630 Falls View Ave.
West Linn, OR 97068

Wyss, Darren

From: Matt Roane <[REDACTED]>
Sent: Tuesday, April 05, 2016 12:05 PM
To: Wyss, Darren



Dear Planning Commissioners,

I am writing as a concerned member of the West Linn community. I understand that this week you will be reviewing the plans to re-build the Sunset Primary School.

We are concerned that these plans will affect the quality and safety of our community.

Some of the issues that need to be reviewed include the loss of much of Sunset Park, the location of the new school play space, the presence of parking and street space relative to green space, and the options regarding building the facility while children remain in the old building right next to an extremely noisy construction site. Additionally, several outside experts have been consulted and expressed serious concerns about many of the conclusions and data in the plan.

Community members WANT to work with you. Please allow this process to better include us.

We urge you NOT to approve these plans.
Please allow more time to consider many of the alternate opinions and questions that have been raised.

Please allow the community time to review the over 900 additional pages that the school district submitted last Wednesday.

Please include the community members to help arrive at a solution that will protect our children and all of our resources.

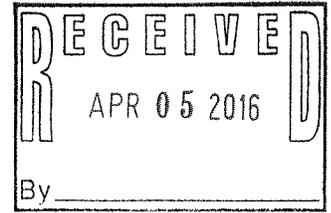
Please represent the concerns of those community members that you so kindly serve.

Respectfully,

Matt Roane

Wyss, Darren

From: Noelle Bledy <[REDACTED]>
Sent: Tuesday, April 05, 2016 11:26 AM
To: Darby, Ty
Cc: Wyss, Darren; Shroyer, Shauna
Subject: Re: File No. CUP-15-03/DR-15-17/VAR-15-01/02/03
Attachments: Preliminary Stormwater Drainage Report pdf.pdf



Attached is the testimony of new information.

Kind regards,

Noelle

On Mon, Apr 4, 2016 at 5:09 PM, Noelle Bledy <[REDACTED]> wrote:
Re: File No. CUP-15-03/DR-15-17/VAR-15-01/02/03

To: The City of West Linn Planning Commission

For: Public Hearing on April 6, 2016

RE: Sunset Primary School Building Application

Hi Ty,

cc

City of West Linn - Wyss, Shroyer

New information is attached to this email, titled Preliminary Stormwater Drainage Report, to support why Sunset Neighbors and friends have reason to believe there is an engineering flaw with the proposed stormwater pond which directly touches the fire access lane and turnaround hook.

You mentioned that in order for you to approve the fire access lane a civil engineer would need to approve the plans. The civil engineer now needs to review our findings.

Save Our Sunset Park will read the following into the Public Record on Wednesday, April 6 at the Public Hearing at West Linn City Hall.

- *Sunset Neighborhood and friends* support a smart design for the Sunset Primary School site.
- Due to what we believe is faulty engineering by the applicant's contractor, we have lost faith in the professional judgement of kpff.
- Faulty engineering of stormwater ponds has the potential to be hazardous due to the nature of this land.
- We are talking about a landslide area. Unstable slopes should be avoided.
- Contact William J. Burns of **Oregon Department of Geology**. He is happy to answer your questions.
- He points us to helpful information regarding **Northwestern Clackamas County's Landslide Hazard and Risk Study**.
- There are various approaches that can be taken to reduce landslide risk.

- Ask for examples of regulations that can apply to development in areas potentially subject to landslides.
- His work promotes **risk prevention is key.**
- Nearby/adjacent to proposed development is at an intermediate risk for landslides at our current hydrology, per our expert hydro-geologist.
- It is imperative to maintain the current hydrology of the 1.6 acres of land, the portion of Sunset Park the school purchased from the City of West Linn.
- This area of land, in particular, is where the topography goes downhill at a much steeper grade.
- Logging the mature Douglas fir trees will change the ground soil and runoff, thus changing the current hydrology.
- Faulty and poorly planned stormwater detention ponds have the potential to put mature Douglas fir trees at risk of failure, a hazard to our school/park/and adjacent homes.
- Plus more tree loss means more logging, and more logging means more change to the ground soil, runoff, and hydrology of this land.
- There is hope.
- There is a win-win solution.
- We suggest rain gardens around the buildings, combined with permeable parking which will eliminate the need for a pond and maintain current hydrology.
- The Oregon Water Resources Building in Salem is an excellent example of this type of design.
- These viable alternatives would be more consistent with meeting the requirement of the West Linn Storm Water Management Plan, Community Development Code 92.010E, and Chapter 55.130B,C (design review).
- This would minimize the risks for adverse impact to the school, park and adjacent residents.
- We ask you to deny the current application to allow time for incorporation of recommendations upon re-submittal.

Kind regards,
Noelle Bledy

On Tue, Mar 15, 2016 at 8:35 AM, Noelle Bledy <[REDACTED]> wrote:
Hi Ty,

Thank you for returning my phone call. Your kind words about how our park saving group is doing right by participating in the public process is something we needed to hear. The Public Hearing is this Wednesday at 6:30 PM.

1. The following link will allow you to see the **Bittner Street** Fire Access Driveway, Lane (which goes through the south parking lot), and fire truck turnaround hook **next** to the storm water detention pond that many neighbors have questioned:
2. http://westlinnoregon.gov/sites/default/files/fileattachments/planning/project/10409/16-0219_land_use_package_ve_reduced.pdf
3. *****Please refer our professional Hydro-Geology Report attached to this email (7 pages) By Malia Kupillas, R.G., C.W.R.E. of Pacific Hydro-Geology, Inc. Groundwater Services, Water Rights, and Water Resources Planning.**
4. **Also, Malia's Hydro-Geology Report Video Link (3:36 min.):** <https://youtu.be/v7UjgQ1QOE> *The video and written report (attached) will show you why I at least thought it would be good to call you about the fire access lane that borders the stormwater detention pond. We could question if the large pond makes the ground unstable, over time, what does that mean for the fire access lane? The more professional eyes on this the better. *City of West Linn Civil Engineer has not returned my request for more information about "We understand additional infiltration testing my be required once the civil engineer has a more refined knowledge of where storm water infiltration facilities will be located." Per their preliminary report.*

5. I talked to William J. Burns of: **Oregon Department of Geology (503) 673-1538** He is happy to answer questions and also points us to this helpful information regarding: **Northwestern Clackamas County's Landslide Hazard and Risk Study: <http://www.oregongeology.org/pubs/ofr/p-O-13-08.htm>** Risk prevention is key.
6. **The Complete City of West Linn Staff Report and Sunset Primary School Building Application, should you need it:**

http://westlinnoregon.gov/sites/default/files/fileattachments/planning/project/10409/cup-15-03_staff_report_to_pc_-3.2016_final_0.pdf

Thank you very much for your time. It is invaluable to us!

Kind regards,
Noelle Bledy

To: The West Linn Planning Commission

March 30, 2016

Re: File No. CUP-15-03/DR-15-17/VAR-15-01/02/03

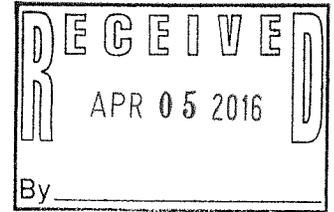
Proposed Sunset Primary School development application

Memorandum concerning Preliminary Stormwater Drainage Report

David Dodds

18931 Old River Drive

West Linn, OR 97068



Commissioners:

In an earlier memorandum I had addressed numerous concerns regarding the applicant's Preliminary Stormwater Drainage Report (PSDR). This memorandum contains entirely new information and is not a repetition of previously covered issues. In the prior memorandum I had stated that I found the PSDR poorly written and difficult to understand. In particular I had difficulty with understanding various assumptions found in the Presumptive Approach Calculator (PAC).

The Presumptive Approach Calculator (PAC) is a computer program designed by the City of Portland to aid in designing stormwater drainage swales. The PSDR cites the PAC on six separate occasions as justification for the design specifications found in the PSDR. To quote: ***"This is achieved by the Presumptive Approach Calculation (PAC)", "Water Quality will be calculated using the City of Portland Presumptive Approach Calculator(PAC)", "The calculations were executed with ... City of Portland's PAC Calculator", "The proposed pond has been designed using the City of Portland Presumptive Approach Calculator (See Appendix A)", "This rate is incorporated into the water quality PAC calculation", "This determination is supported by the PAC"*** (pages 3,4,5 and 6 of PSDR).

In light of the importance that the PAC has in the PSDR, and my difficulty in reconciling various numbers found in appendix A, I decided to investigate further. I contacted the City of Portland Bureau of Environmental Services where I was directed to Ms. Amber Clayton, who is the Program Manager for the Stormwater Management Manual. Ms. Clayton is directly responsible for oversight of the Presumptive Approach Calculator (PAC). I was not frankly expecting the conversation to take the direction that it did.

No sooner did I start describing the situation with the PSDR when Ms. Clayton stopped me and told me that the PAC is not intended to design or justify the design of ponds. She was very clear and unequivocal in her statement that the PAC is intended for designing swales not detention

ponds. She said that the City of Portland does not allow the PAC to be used for ponds in Portland. She said that ponds are much more complicated than swales and Portland requires that any proposed ponds in their jurisdiction must be fully and independently engineered. When I described the size and volume of the pond outlined in the PSDR, she stated that the PAC was definitely not intended for facilities of that size. She further stated that Portland explicitly does not intend or authorize that the PAC should be used to justify or design ponds in other jurisdictions either. Ms. Clayton's phone number is 503-823-4356. In addition, she stated that the PAC is not to be used in its current iteration for drainage areas over 1 acre (she did add that this requirement is under review and will probably be revised upwards). At the time the PSDR was produced, the 1 acre limitation would apply (drainage area in the PSDR is 2.98 acres, page 4).

This conversation occurred on March 23, 2016. Needless to say I was somewhat nonplused. I had suspected that the PSDR might have been using some questionable assumptions in preparing its calculations; I did not expect that it might be using the PAC in an entirely inappropriate way.

Given that the PAC is the foundation of the PSDR, "***The proposed pond has been designed using the City of Portland Presumptive Approach Calculator***" (page 5 of PSDR), if the PAC has been used in a fundamentally incorrect way then the PSDR is functionally useless. If the PSDR is unusable then the applicant cannot meet the approval criteria for stormwater detention found in CDC 55.130B or CDC 92.010E. If these criteria aren't met the application must be denied.

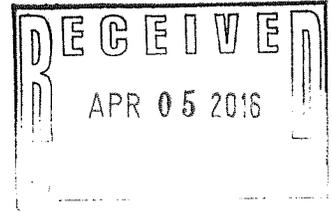
Should there be any doubt as to the content of this memorandum I urge members of the commission to contact Ms. Clayton directly. I found her to be very professional and extremely knowledgeable about stormwater facilities. Normally I would recommend City staff also follow up, except that I have not noticed any enthusiasm on their part for double checking any of the applicant's work. Thank you in advance for your due diligence on this vitally important issue.

Sincerely,

David Dodds

Wyss, Darren

From: Elaine Kallas <[REDACTED]>
Sent: Tuesday, April 05, 2016 11:18 AM
To: Wyss, Darren
Subject: File No. CUP-15-03/DR-15-17/VAR-15-01/02/03



Attention Planning Commissioners:

I just returned to town and learned you will be reviewing the Sunset School re-building plans this week. I am aware those plans have raised some valid community concerns and I would hope that you will give time to make related community opinions have an opportunity to be discussed. **PLEASE DO NOT APPROVE THESE PLANS UNTIL AN OPPORTUNITY FOR MORE INPUT HAS BEEN PRESENTED.** It is only fair that some of these very real considerations and alternatives be raised and responded to.

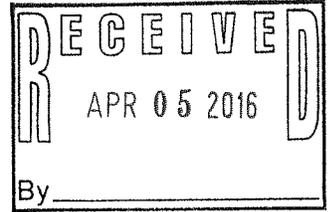
It is my hope that you will represent the community members in this way. Thank you.

Sincerely,

Elaine Kallas
4110 Rosepark Drive
[REDACTED]

Wyss, Darren

From: Angie Roane <[REDACTED]>
Sent: Tuesday, April 05, 2016 11:08 AM
To: Wyss, Darren
Subject: In Re: File No. CUP-15-03/DR-15-17/VAR-15-01/02/03



Dear Planning Commissioners,

I am writing as a concerned member of the West Linn community. I understand that this week you will be reviewing the plans to re-build the Sunset Primary School.

We are concerned that these plans will affect the quality and safety of our community.

Some of the issues that need to be reviewed include the loss of much of Sunset Park, the poor engineering design of the water containment facility, the location of the new school play space, the presence of parking and street space relative to green space, and the options regarding building the facility while children remain in the old building right next to an extremely noisy construction site. Additionally, several outside experts have been consulted and expressed serious concerns about many of the conclusions and data in the plan.

Community members WANT to work with you. Please allow this process to better include us.

We urge you NOT to approve these plans.
Please allow more time to consider many of the alternate opinions and questions that have been raised.

Please allow the community time to review the over 900 additional pages that the school district submitted last Wednesday.

Please include the community members to help arrive at a solution that will protect our children and all of our resources.

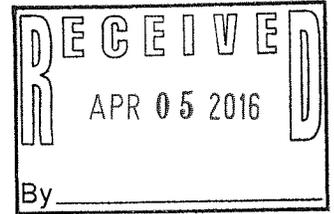
Please represent the concerns of those community members that you so kindly serve.

Sincerely,

Angie Roane
2030 Wellington Dr., West Linn, OR 97068

Wyss, Darren

From: abpianolessons . <[REDACTED]>
Sent: Tuesday, April 05, 2016 10:31 AM
To: Wyss, Darren
Subject: In Re: File No. CUP-15-03/DR-15-17/VAR-15-01/02/03



Dear Planning Commissioners,

I am writing as a concerned member of the West Linn community. I understand that this week you will be reviewing the plans to re-build the Sunset Primary School.

We are concerned that these plans will affect the quality and safety of our community.

Some of the issues that need to be reviewed include the loss of much of Sunset Park, the poor engineering design of the stormwater pond, the location of the new school play space, the presence of parking and street space relative to green space, and the options regarding building the facility while children remain in the old building right next to an extremely noisy construction site. Additionally, several outside experts have been consulted and expressed serious concerns about many of the conclusions and data in the plan.

Community members WANT to work with you. Please allow this process to better include us.

We urge you NOT to approve these plans.
Please allow more time to consider many of the alternate opinions and questions that have been raised.

Please allow the community time to review the over 900 additional pages that the school district submitted last Wednesday.

Please include the community members to help arrive at a solution that will protect our children and all of our resources.

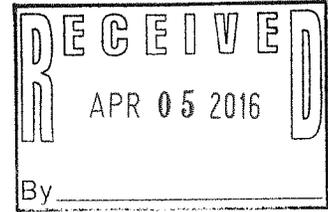
Please represent the concerns of those community members that you so kindly serve.

Sincerely,

Aaron Bloom
4633 Exeter St.
West Linn, OR 97068

Wyss, Darren

From: Lynn McKelvey <[REDACTED]>
Sent: Tuesday, April 05, 2016 9:46 AM
To: Wyss, Darren
Subject: Planning Commission



.....

In Re: File No. CUP-15-03/DR-15-17/VAR-15-01/02/03

Dear Planning Commissioners,

I am writing as a concerned member of the West Linn community. I understand that this week you will be reviewing the plans to re-build the Sunset Primary School.

We are concerned that these plans will affect the quality and safety of our community.

Some of the issues that need to be reviewed include the loss of much of Sunset Park, the poor engineering design of the stormwater pond, the location of the new school play space, the presence of parking and street space relative to green space, and the options regarding building the facility while children remain in the old building right next to an extremely noisy construction site. Additionally, several outside experts have been consulted and expressed serious concerns about many of the conclusions and data in the plan.

Community members WANT to work with you. Please allow this process to better include us.

We urge you NOT to approve these plans.
Please allow more time to consider many of the alternate opinions and questions that have been raised.

Please allow the community time to review the over 900 additional pages that the school district submitted last Wednesday.

Please include the community members to help arrive at a solution that will protect our children and all of our resources.

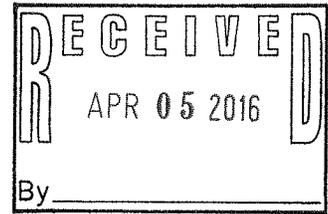
Please represent the concerns of those community members that you so kindly serve.

Sincerely,

Lynn McKelvey
22680 Clark St
West Linn, OR

Wyss, Darren

From: [REDACTED]
Sent: Tuesday, April 05, 2016 9:02 AM
To: Wyss, Darren
Subject: Sunset Park



Dear Planning Commissioners,

I am writing as a concerned member of the West Linn community. I understand that this week you will be reviewing the plans to re-build the Sunset Primary School.

We are concerned that these plans will affect the quality and safety of our community.

Some of the issues that need to be reviewed include the loss of much of Sunset Park, the poor engineering design of the water containment facility, the location of the new school play space, the presence of parking and street space relative to green space, and the options regarding building the facility while children remain in the old building right next to an extremely noisy construction site. Additionally, several outside experts have been consulted and expressed serious concerns about many of the conclusions and data in the plan.

Community members WANT to work with you. Please allow this process to better include us.

We urge you NOT to approve these plans.

Please allow more time to consider many of the alternate opinions and questions that have been raised.

Please allow the community time to review the over 900 additional pages that the school district submitted last Wednesday.

Please include the community members to help arrive at a solution that will protect our children and all of our resources.

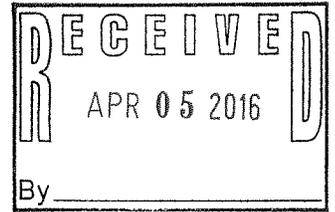
Please represent the concerns of those community members that you so kindly serve.

Sincerely,

Jennifer Zeman
21445 Miles Dr
West Linn Or 97068

Wyss, Darren

From: Seth Urbach <[REDACTED]>
Sent: Tuesday, April 05, 2016 5:38 AM
To: Wyss, Darren
Subject: File No. CUP-15-03/DR-15-17/VAR-15-01/02/03



Dear Planning Commissioners,

I am writing as a concerned member of the West Linn community. I understand that this week you will be reviewing the plans to re-build the Sunset Primary School.

We are concerned that these plans will affect the quality and safety of our community.

Some of the issues that need to be reviewed include the loss of much of Sunset Park, the poor engineering design of the stormwater pond, the location of the new school play space, the presence of parking and street space relative to green space, and the options regarding building the facility while children remain in the old building right next to an extremely noisy construction site. Additionally, several outside experts have been consulted and expressed serious concerns about many of the conclusions and data in the plan.

Community members WANT to work with you. Please allow this process to better include us.

We urge you NOT to approve these plans.

Please allow more time to consider many of the alternate opinions and questions that have been raised.

Please allow the community time to review the over 900 additional pages that the school district submitted last Wednesday.

Please include the community members to help arrive at a solution that will protect our children and all of our resources.

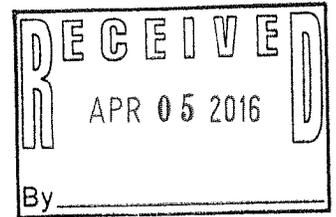
Please represent the concerns of those community members that you so kindly serve.

Sincerely,

Seth Urbach
4475 Simpson Street
West Linn, OR 97068

Wyss, Darren

From: Val Prothero <[REDACTED]>
Sent: Tuesday, April 05, 2016 8:20 AM
To: Wyss, Darren
Cc: Tim Hohl
Subject: File No. CUP-15-03/DR-15-17/VAR-15-01/02/03



Dear Planning Commissioners,

I am writing as a concerned member of the West Linn community. I understand that this week you will be reviewing the plans to re-build the Sunset Primary School.

We are concerned that these plans will affect the quality and safety of our community.

Some of the issues that need to be reviewed include the loss of much of Sunset Park, the poor engineering design of the stormwater pond, the location of the new school play space, the presence of parking and street space relative to green space, and the options regarding building the facility while children remain in the old building right next to an extremely noisy construction site. Additionally, several outside experts have been consulted and expressed serious concerns about many of the conclusions and data in the plan.

Community members WANT to work with you. Please allow this process to better include us.

We urge you NOT to approve these plans.

Please allow more time to consider many of the alternate opinions and questions that have been raised.

Please allow the community time to review the over 900 additional pages that the school district submitted last Wednesday.

Please include the community members to help arrive at a solution that will protect our children and all of our resources.

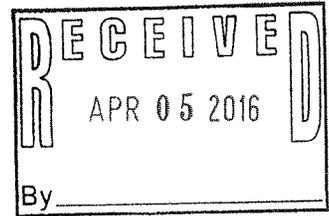
Please represent the concerns of those community members that you so kindly serve.

Sincerely,

Val Prothero
22771 Clark St.
West Linn, OR 97068

Wyss, Darren

From: [REDACTED]
Sent: Tuesday, April 05, 2016 12:00 AM
To: Wyss, Darren
Subject: Sunset School & Park



In Re: File No. CUP-15-03/DR-15-17/VAR-15-01/02/03

Dear Planning Commissioners,

I am writing as a concerned member of the West Linn community. I understand that this week you will be reviewing the plans to re-build the Sunset Primary School.

We believe that this entire process has been deceptive to the citizens and contrary to the voted issue approved. The school was to be rebuilt on the original site and SOME extra park land was given up to accommodate construction. The lower section of the park was to be maintained as a natural area and park land as it is now. As commonly practiced, the school district is trying to do whatever they want regardless of neighborhood needs and agreements.

We are concerned that these plans will affect the quality and safety of our community.

Some of the issues that need to be reviewed include the loss of much of Sunset Park, the poor engineering design of the storm water pond, the location of the new school play space, the presence of parking and street space relative to green space, and the options regarding building the facility while children remain in the old building right next to an extremely noisy construction site. Additionally, several outside experts have been consulted and expressed serious concerns about many of the conclusions and data in the plan.

Community members WANT to work with you. Please allow this process to better include us.

We urge you NOT to approve these plans.

Please allow more time to consider many of the alternate opinions and questions that have been raised.

Please allow the community time to review the over 900 additional pages that the school district submitted last Wednesday.

Please include the community members to help arrive at a solution that will protect our children and all of our resources.

Please do not allow the school district to dictate their desires over citizen's votes. There are some serious differences between what we approved for this park/school area and this proposed school/parking lot/swamp sneaking into our vision for the area.

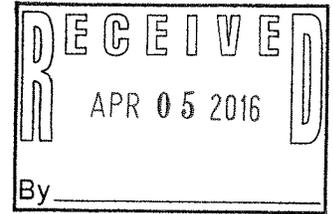
Please represent the concerns of those community members that you so kindly serve.

Sincerely,

Harry & Julia Williams
4892 Summit St
503-657-1204

Wyss, Darren

From: Kristin Valerius <[REDACTED]>
Sent: Monday, April 04, 2016 8:08 PM
To: Wyss, Darren
Subject: In Re: File No. CUP-15-03/DR-15-17/VAR-15-01/02/03



In Re: File No. CUP-15-03/DR-15-17/VAR-15-01/02/03

Dear Planning Commissioners,

I am writing as a concerned member of the West Linn community. I understand that this week you will be reviewing the plans to re-build the Sunset Primary School.

We are concerned that these plans will affect the quality and safety of our community.

Some of the issues that need to be reviewed include the loss of much of Sunset Park, the poor engineering design of the water containment facility, the location of the new school play space, the presence of parking and street space relative to green space, and the options regarding building the facility while children remain in the old building right next to an extremely noisy construction site. Additionally, several outside experts have been consulted and expressed serious concerns about many of the conclusions and data in the plan.

Community members WANT to work with you. Please allow this process to better include us.

We urge you NOT to approve these plans.
Please allow more time to consider many of the alternate opinions and questions that have been raised.

Please allow the community time to review the over 900 additional pages that the school district submitted last Wednesday.

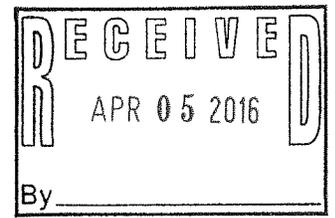
Please include the community members to help arrive at a solution that will protect our children and all of our resources.

Please represent the concerns of those community members that you so kindly serve.

Sincerely,

Kristin Valerius
2917 winkel way.

April 04, 2016



Re: Conditional Use Permit Sunset School testimony

Our property adjoins Sunset School property and we have been a neighbor to the school for the past 42 years.

Based on testimony received on the 3/16 planning commission meeting I would like to offer the following comments:

1. Measure 3-358 conditions

One of the commissioners questioned whether the district had reached out to involve the community in planning for the new school. To this I would say the district had three meetings with the Sunset Neighborhood Association (SNA) and based on input from those meetings changes to the plan were made. Some of the changes as follows:

A. From the first meeting the building was moved to the west, the building height was lowered and the angle was changed primarily based on concerns for residents of OR City Loop.

B. The revised plan presented at the second meeting was further changed to address the concerns of residents of Bittner St. as follows:

- 1, Parking planned for the south portion of the plan was substantially reduced to the point of requiring a variance and a portion of the parking moved to the main parking area with the unfortunate consequence of reducing the play area size.
2. The fire access paving height was reduced to minimize headlight intrusion.
- 3, Additional screening shrubbery was added to reduce visual impact.
4. The glass area in front of the school was reduced to minimize reflections.

Because of the districts willingness to accept input and make changes I feel they have fully met the requirements of 3-358 in involving the neighborhood.

2. Construction of new school on same footprint as existing structure.

This was proposed by the "Save our Sunset Park" group and I feel this is not an acceptable alternative to the current plan as:

A. It would require busing of all students for a prolonged period of time to schools throughout the district that are already at capacity. This would be very disruptive to the the students, staff, and community.

B. Because this plan would involve demolition and clean-up of the current structure before new construction could begin, this would probably mean busing for more than one school year.

C. One comment was made to add portables to the current play field and this is even less desirable as there are probably not even sanitary facilities available to handle the current enrollment. This would mean no gym, music, cafeteria, as well as no play area since the only open space would be taken up by portables.

3. Former Sunset Park (1.6 acres aquired under measure 3-358).

There has been much comment made about what is referred to as Sunset Park but is actually now part of the school property.

A. Trees. The district has made every effort to preserve significant trees wherever possible. Of the 60 significant trees identified by the arborist report on the district's application only 9 are actually identified as needing to be removed. There are a few others that will need to be monitored but the actual number is likely to be small. I would also like to comment that I have walked the area to the south of the bird house posts and have counted approximately 100 majestic firs currently standing which would not be touched and this does not include the area to the east of the fire hall. As to the other trees to be removed, most of these are trees that are in poor health, insignificant in size, or represent a possible danger, are undesirable species, or are in direct footprint of the new school (15 of these trees are in the front of the existing school and would need to be removed because of construction no matter what plan is adopted).

b. My family has personally enjoyed Sunset Park for the last 42 years and I would have to say that since the removal of the wading pool the park is not heavily attended any longer. I have visited both Sunset and Tanner Creek parks over the last few weeks at the same time (noon) and at those times I have not seen more than a couple of people at Sunset where I have seen up to 40 at Tanner Creek. Part of the problem other than not having a water feature is that Sunset is almost too shaded by too many trees. For 8 months of the year it can be very cool and damp. The parks department has committed to helping the residents re-imagine Sunset Park and despite what some have implied Sunset Park will continue to exist and will more likely be better than ever.

4. Storm water run-off.

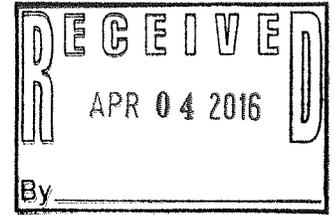
In the 3/16 meeting there was testimony in the form of a lidar radar imaging by a hydrologist. This did not include any actual site evaluation as the city/district has done in their studies. Although I can not say that this is an area of personal expertise I would trust the city/district to have adequately evaluated the needs of the site and would question the implication that there might be catastrophic consequences by activating ancient land slides a mile or so away. Personally I would think the residents will be glad to see an actual plan to control run-off in an environmentally appropriate way vs essentially no plan which is the case now.

The Sunset community overwhelmingly supported replacement of Sunset School at its current site and I believe the district has put forth a reasonable plan which has been modified by public input. Therefore, I would urge the planning commission to approve the conditional use permit so we may move forward with this project.

Regard,
Bill Dahl
2640 Oregon City Blvd.

Wyss, Darren

From: Noelle Bledy [REDACTED]
Sent: Monday, April 04, 2016 5:10 PM
To: Darby, Ty
Cc: Wyss, Darren; Shroyer, Shauna
Subject: Re: File No. CUP-15-03/DR-15-17/VAR-15-01/02/03



Re: File No. CUP-15-03/DR-15-17/VAR-15-01/02/03

To: The City of West Linn Planning Commission

For: Public Hearing on April 6, 2016

RE: Sunset Primary School Building Application

Hi Ty,
cc
City of West Linn - Wyss, Shroyer

New information is attached to this email, titled Preliminary Stormwater Drainage Report, to support why Sunset Neighbors and friends have reason to believe there is an engineering flaw with the proposed stormwater pond which directly touches the fire access lane and turnaround hook.

You mentioned that in order for you to approve the fire access lane a civil engineer would need to approve the plans. The civil engineer now needs to review our findings.

Save Our Sunset Park will read the following into the Public Record on Wednesday, April 6 at the Public Hearing at West Linn City Hall.

- *Sunset Neighborhood and friends* support a smart design for the Sunset Primary School site.
- Due to what we believe is faulty engineering by the applicant's contractor, we have lost faith in the professional judgement of kpff.
- Faulty engineering of stormwater ponds has the potential to be hazardous due to the nature of this land.
- We are talking about a landslide area. Unstable slopes should be avoided.
- Contact William J. Burns of **Oregon Department of Geology**. He is happy to answer your questions.
- He points us to helpful information regarding **Northwestern Clackamas County's Landslide Hazard and Risk Study**.
- There are various approaches that can be taken to reduce landslide risk.
- Ask for examples of regulations that can apply to development in areas potentially subject to landslides.
- His work promotes **risk prevention is key**.
- Nearby/adjacent to proposed development is at an intermediate risk for landslides at our current hydrology, per our expert hydro-geologist.
- It is imperative to maintain the current hydrology of the 1.6 acres of land, the portion of Sunset Park the school purchased from the City of West Linn.
- This area of land, in particular, is where the topography goes downhill at a much steeper grade.
- Logging the mature Douglas fir trees will change the ground soil and runoff, thus changing the current hydrology.
- Faulty and poorly planned stormwater detention ponds have the potential to put mature Douglas fir trees at risk of failure, a hazard to our school/park/and adjacent homes.

- Plus more tree loss means more logging, and more logging means more change to the ground soil, runoff, and hydrology of this land.
- There is hope.
- There is a win-win solution.
- We suggest rain gardens around the buildings, combined with permeable parking which will eliminate the need for a pond and maintain current hydrology.
- The Oregon Water Resources Building in Salem is an excellent example of this type of design.
- These viable alternatives would be more consistent with meeting the requirement of the West Linn Storm Water Management Plan, Community Development Code 92.010E, and Chapter 55.130B,C (design review).
- This would minimize the risks for adverse impact to the school, park and adjacent residents.
- We ask you to deny the current application to allow time for incorporation of recommendations upon re-submittal.

Kind regards,
Noelle Bledy

On Tue, Mar 15, 2016 at 8:35 AM, Noelle Bledy <[REDACTED]> wrote:
Hi Ty,

Thank you for returning my phone call. Your kind words about how our park saving group is doing right by participating in the public process is something we needed to hear. The Public Hearing is this Wednesday at 6:30 PM.

1. The following link will allow you to see the **Bittner Street** Fire Access Driveway, Lane (which goes through the south parking lot), and fire truck turnaround hook **next** to the storm water detention pond that many neighbors have questioned:
2. http://westlinnoregon.gov/sites/default/files/fileattachments/planning/project/10409/16-0219_land_use_package_ve_reduced.pdf
3. *****Please refer our professional Hydro-Geology Report attached to this email (7 pages)** By Malia Kupillas, R.G., C.W.R.E. of Pacific Hydro-Geology, Inc. Groundwater Services, Water Rights, and Water Resources Planning.
4. **Also, Malia's Hydro-Geology Report Video Link (3:36 min.):** <https://youtu.be/v7UjgQ1QOE> *The video and written report (attached) will show you why I at least thought it would be good to call you about the fire access lane that borders the stormwater detention pond. We could question if the large pond makes the ground unstable, over time, what does that mean for the fire access lane? The more professional eyes on this the better. *City of West Linn Civil Engineer has not returned my request for more information about "We understand additional infiltration testing my be required once the civil engineer has a more refined knowledge of where storm water infiltration facilities will be located." Per their preliminary report.*
5. I talked to William J. Burns of: **Oregon Department of Geology (503) 673-1538** He is happy to answer questions and also points us to this helpful information regarding: **Northwestern Clackamas County's Landslide Hazard and Risk Study:** <http://www.oregongeology.org/pubs/ofr/p-O-13-08.htm> Risk prevention is key.
6. **The Complete City of West Linn Staff Report and Sunset Primary School Building Application, should you need it:**

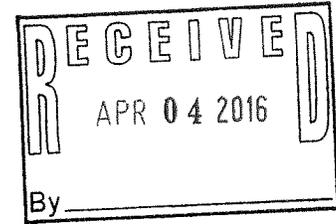
http://westlinnoregon.gov/sites/default/files/fileattachments/planning/project/10409/cup-15-03_staff_report_to_pc_-3.2016_final_0.pdf

Thank you very much for your time. It is invaluable to us!

Kind regards,

Michael Geffel
146 Pearl St, 2F
Somerville, MA 02145
April 3, 2016

Re: The Public Hearing for Sunset Primary School Building Application
Re: File No. CUP-15-03/DR-15-17/VAR-15-01/02/03



To the Members of the City of West Linn Planning Commission:

As a Sunset Elementary alumni (class of 1994) and landscape architect I would like to voice my strong opposition to the current landscape proposal for the new Sunset Elementary building.

It is no accident that I pursued landscape design as a profession. Growing up in West Linn, I was fortunate to have landscape well integrated into all of my schools. The relationships between Sunset Elementary and Sunset Park, Bolton and Hammerle Park, and West Linn H.S. and Camassia show excellent foresight by past town planners and has provided generations of children a direct connection to outdoor recreation and nature.

The current proposal breaks this connection in several important ways:

- 1) The siting of the school may allow for efficient phasing, but it unnecessarily encroaches on public parkland when there is more than enough space on existing ballfields. Instead of an unbroken connection between playground, fields and park, the school cuts the landscape in half and requires cutting many very old trees.
- 2) While the new school must be in line with contemporary code, parking dominates the space immediately adjacent to the school, dividing students from the park.
- 3) Large, fenced, stormwater detention basins are no longer considered best practice. This landscape is literally unusable and puts a fence between students and the park. Contemporary thinking is to integrate detention and infiltration facilities over a more extensive area in the form of bioswales and rain gardens so that they may be enjoyed as aesthetic and educational amenities.

I would not be writing this letter if I didn't have so many important memories at Sunset: kickball in the fields, ropes courses in the park, music events at the fire hall. Landscape is often referred to as "open space," but that does not mean it should be open for development. Please do not chip away at this public landscape or it will eventually be gone.

Sincerely,

Michael Geffel, Associate ASLA
Landscape Designer, Klopfer Martin Design Group
Masters in Landscape Architecture, University of Virginia