


Memorandum

Date: December 7, 2016

To: West Linn Planning Commission

From: Jennifer Arnold, Associate Planner 

Subject: Public Testimony for West Linn Planning Commission Public Hearing on
CUP-16-02/DR-16-03

On November 30, 2016 Staff received written testimony from Nancy Davis expressing design review concerns of the proposed new Tualatin Valley Fire and Rescue Station #55. Specifically, the concern was over the proposed metal roofing material and the compatibility with neighboring structures. Nancy Davis also provided the Hidden Springs Neighborhood Association CCR restrictions for roofing material.

On December 7, 2016 Staff received written testimony from Steven W. Topp expressing support for the proposal and concerns over noise. Steven W. Topp suggested adding a condition of approval to the conditional use permit regarding the use of emergency siren noise at night.

On December 7, 2016 Staff received written testimony from Paul Owens expressing concerns over site drainage, slope construction, and building design/scope/restrictions. This testimony, dated December 7, 2016, is a follow up from a letter send to Planning Staff July 24, 2016 by Paul Owens. The application for the proposed Tualatin Valley Fire and Rescue Station #55 was submitted September 13, 2016.

Arnold, Jennifer

From: Nancy Davis <jerseygirl.davis@gmail.com>
Sent: Wednesday, November 30, 2016 2:22 PM
To: Arnold, Jennifer
Subject: Conditional Use Permit-new TVFR Station #55 on Hidden Springs Road

Follow Up Flag: Follow up
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Hi, Jennifer, I live in the Hidden Springs neighborhood, and have been following the status of the Conditional Use Permit for constructing a new TVFR Station #55 on Hidden Springs Road. I understand that there's a public hearing on Wed. December 7th, and I'd like to ask about providing written testimony on this proposed permit. Is there a recommended format for providing written testimony, or can this be done via email?

I have concerns about the design of the new TVFR facility, which I don't believe meets the design criteria under **Chapter 55 Design Review, #6. Architecture:**

Item 6-a states, "The proposed structure(s) scale shall be compatible with the existing structure(s) on site and on adjoining sites. Contextual design is required. Contextual design means respecting and incorporating prominent architectural styles, building lines, roof forms, rhythm of windows, building scale and massing of surrounding buildings in the proposed structure. The materials and colors shall be complementary to the surrounding buildings."

The proposed metal roof does not meet this criteria. All other structures in the surrounding neighborhoods have roofing constructed with either cedar shakes, tile, or fiberglass asphalt shingles. There are no metal roofs anywhere in the surrounding neighborhoods. The Hidden Springs Homeowners Association CCRs specify acceptable roofing materials, and homeowners are not permitted to deviate from these specifications. In fact, a recent case involved homeowners being threatened with a \$5,000 fine for not adhering to CCR roofing specifications.

The following text is from the Hidden Springs Summit Homeowners Association CCR Amendment, Section 5.12 Building Restrictions:

(iii) Roofing shall be covered with one of the following roofing materials, both originally and at the time of replacement:

- (a) Cedar Shakes, minimum 1/2" thickness, 1-00% vertical grain
- (b) Concrete or clay tile or slate
- (c) Architectural fiberglass asphalt shingles meeting or exceeding all of the following criteria:
 - i. Shingle construction shall be three ply or greater; and
 - ii. Minimum manufacturers' warranty of 50 years; and
 - iii. Minimum weight per square (100 square feet) of 340 pounds; and
 - iv. Class A fire and wind rating from Underwriter's laboratories; and
 - v. The roofing shall be of a neutral color and be in harmony with the general appearance of the neighborhood; and
 - vi. Prohibited are any materials other than the above including, but not limited to metal, 3-tab composition, shingles and low grade cedar.

TVFR states in its Conditional Use and Design Review Application (Page 46) that "the proposed fire station was designed using materials compatible with residential construction" and that "utilizing residential materials

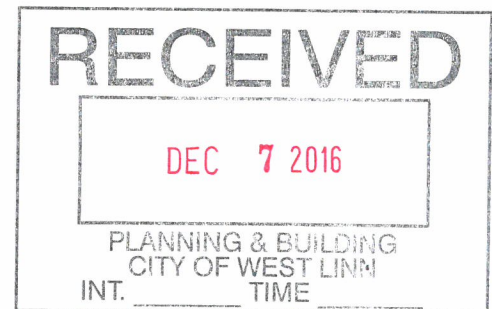
Arnold, Jennifer

From: sw.topp@comcast.net
Sent: Wednesday, December 07, 2016 3:01 PM
To: Arnold, Jennifer
Subject: Hidden Springs Road Conditional Use Permit and Class II Design Review to Construct a New Fire Station #55

Hello Jennifer -

I had intended to attend tonight's hearing, but something has come up. So if possible, I would like it to be entered into the record that I support the proposal, but have a concern about emergency vehicle sirens during the night. I know that it is Fire Marshal policy to not use the siren unless necessary, but as this is a Conditional Use Permit, I would request that it be a condition of approval that the siren shall be restricted during the hours of 11pm-7am. Then if it becomes a problem, we have the option of addressing it through compliance with conditions, rather than having nothing on which to force a change in behaviour. Thank you.

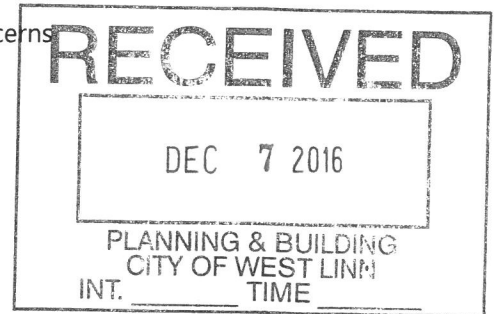
Steven W. Topp, AICP
Land Use and Development Consultant
19905 Bellevue Way
West Linn, OR 97068
503-708-7337



Arnold, Jennifer

From: Boyd, John
Sent: Wednesday, December 07, 2016 3:21 PM
To: Arnold, Jennifer
Subject: FW: Proposed TVFR Station 55 -HCHA concerns

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From: Owens, Paul [mailto:POwens@pccstructurals.com]
Sent: Wednesday, December 07, 2016 1:39 PM
To: Stein, Eileen <estein@westlinnoregon.gov>; Boyd, John <jboyd@westlinnoregon.gov>
Cc: Axelrod, Russell <RAxelrod@westlinnoregon.gov>
Subject: Proposed TVFR Station 55 -HCHA concerns

Hi Folks,

I am resending (with *change*) a letter sent on 24 July that I never received a response or acknowledgment;

24 July 2016 sent:

It is our intent to start a dialog and help influence the development of the new fire station adjoining the Hidden Creek Home Owners Association (HCHA) Based on current plans we have some concerns to thereby open our discussion.

Some comments and Concerns:

- Site drainage:
 - the majority of the eastern lot portion (near Our Neighborhood property line) would be covered in asphalt/Cement
 - How will drainage be managed without impact to Hidden Creek
- Slope:
 - As the lot is not level (see road level at Hidden Spring Road compared to south -rear fence (on school property line) they will have a huge fill project that will require a massive retaining wall.
 - the farther south (towards the school) the build out goes the bigger the retaining wall requirements- therefore, minimize reach south via parking lot movement or removal
 - One idea: Delete community room (currently in their plans) as way to reduce parking- thus slope impact: much of the space is due to 25+ parking places that are not critical to their stated Fire House Objective.
- Building Design/ Scope/Restrictions:

- facilitate Truck (Large hook and ladder rig) turn around; they need to pull off road and into firehouse without backing up. One way to do this without making the turn on the lot is to move drive way to West of property parcel (also Fire Dept. property) allowing truck to drive behind the old house (that is staying as it is) and facilitating larger radius turns
- Green belt on East border to homeowners property to be a collaboration with effected neighbors

§ Don't touch existing trees-shrubs

§ Stepped terrace type wall (see Bolton FD) design to be agreed with the neighbors

- *No external lights on after dark to prevent "light pollution" of adjoining homes*
- No antennae towers or Air conditioner- air handlers above the height of the roof

§ All HVAC to be contained in noise barrier with noise signatures at or below domestic unit.

In addition we will want to understand how day to day operations and living of the Crew will be managed to reduce neighborhood disturbance.

We look forward to discussing your ongoing plans soon.

Paul Owens
Engineering Program Manager
PCC Structurals
Cell Phone :503. 720. 9523

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