



LAND USE PRE-APPLICATION CONFERENCE

Thursday, April 16, 2015

City Hall
22500 Salamo Road

Willamette Conference Room

1:30 pm Proposed business zoning/variance in non-conforming building and building expansion of garage/shop area.

Applicant: Lori Gibson

Subject Property Address: 4795 Willamette Falls Drive

Neighborhood Assn: Bolton and Sunset

Planner: Peter Spir

Project #: PA-15-15





PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE:	4-16-15	TIME: 1:30pm
PROJECT #:	PA-15-15	
STAFF CONTACT:	Peter Spiv	FEE: 350-

Pre-application conferences occur on the first and third Thursdays of each month. In order to be scheduled for a conference, this form including property owner's signature, the pre-application fee, and accompanying materials must be submitted at least 14 days in advance of the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): 4795 WILLAMETTE FALLS DR, WL

Brief Description of Proposal: APPLY FOR BUSINESS ZONING VARIANCE IN NON-CONFORMING BUILDING AND BUILDING EXPANSION OF GARAGE/SHOP AREA. WILL INCLUDE MORE INFORMATION PRIOR TO PRE-APP. MEET.

Applicant's Name: LORI GIBSON

Mailing Address: 1337 TRON DR, WL 97068

Phone No: (503) 980.1172 Email Address: lori@drlongibson.com

Please attach additional materials relating to your proposal including a site plan on paper up to 11 x 17 inches in size depicting the following items:

- North arrow
- Scale
- Property dimensions
- Streets abutting the property
- Conceptual layout, design and/or building elevations
- Easements (access, utility, all others)
- Access to and from the site, if applicable
- Location of existing trees, highly recommend a tree survey
- Location of creeks and/or wetlands, highly recommend a wetland delineation
- Location of existing utilities (water, sewer, etc.)

Please list any questions or issues that you may have for city staff regarding your proposal:

By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

Property owner's signature: Lori Gibson Date: 4/2/15

Property owner's mailing address (if different from above): 4795 Will Falls Dr. WL.

August 10, 2015

To: Peter Spir, Associate Planner

From: Lori Gibson

Re: Pre-Application Conference (Aug 16) for 4795 Willamette Falls Dr

To Peter:

This memo expands on the brief proposal description on the pre-app form. We will provide additional details and documentation prior to the meeting as well as during.

To give a little background: I began Compassionate Care Home Pet Euthanasia Service over six years ago, and we provide exclusively mobile in-home euthanasia for pets. We are the only veterinary service of our kind that families can contact 24 hours a day, 7 days a week. We have been privileged to help so many families that it is likely that a large majority of people in the area we have either helped or they know someone who we have helped. We receive daily calls, emails and/or cards from families that were grateful that we were there for them and their pet at a time of need, and we feel equally humbled that we are asked to assist at such a difficult and important time. Given the nature of what we do, we also highly value discretion and care when it comes to handling pets, during as well as after their passing and this is why we have attained an exceptional reputation within the pet-loving as well as veterinary community.

With that said, the main use of the property will be as professional offices for our mobile veterinary service. Currently we have 1-2 administrative employees that work at any one time on site, because 1) our veterinarians are exclusively mobile so do not use office/veterinary space, and 2) we have one employee that works exclusively remotely (from Indiana) and one who is full time but works part time in the office and part time from her home. We will utilize the main floor, and the master bedroom space of the upper floor for dedicated office use. The foyer of the upper floor will be considered the veterinary space, which we will use infrequently for clients that may need to come to our office to euthanize (the need for this is once every 2-3 months, and this is much less than a standard veterinary practice that will handle euthanasia on site sometimes several times a day). The basement will be used for storage only for our veterinary supplies that our veterinarians use off-site.

Since we made the application, we have slightly modified the plans and do not intend to proceed with additional storage space in the garage area immediately. In the not too distant future we may propose to make a small addition to that space, and are aware that this will require a new application.

We know acutely (and personally) how important the handling of the pet during the aftercare is to each family, as we are sometimes asked if they are treated respectfully. We are also asked not infrequently if the cremains they receive back will truly be their pet. We realized that one of

the greatest adjunct services we could provide would be to take care of their pet from beginning to the end. However, it was important to us to do this in an environmentally conscious way.

With that in mind, we propose to use the garage space as it stands with minor changes so we may provide aftercare service for our families. The process that we would utilize, aquamation or alkaline hydrolysis, is a water-based, eco-friendly method of pet disposition which has zero emissions into the air. Additionally, this process has a carbon footprint that is only one-tenth that of fire-based cremation, and it utilizes one-twentieth the energy. Natural gas consumption is reduced by 90% and electricity use by 66%, relative to fire-based cremation. These are enormous reductions - as an example, the fire-based cremation of a small cat takes approximately 2 million BTU's of energy. This amount of energy would heat your home for three days in negative 15 degree weather. Imagine the energy that we would save if aquamation were used instead of cremation worldwide...

This is a process that has existed since the 1880's, and has been commercially available since 1994. The unit that we would utilize has a small footprint, as it is approximately 4' high, 6' long and 2' wide. Units that utilize alkaline hydrolysis are used in veterinary clinics, human hospitals, research facilities, and human funeral homes across the country. Aquamation uses gentle water flow, temperature and alkalinity (approximately 5% solution) to accelerate decomposition in a much more energy efficient and eco-friendly manner compared to current traditional methods.

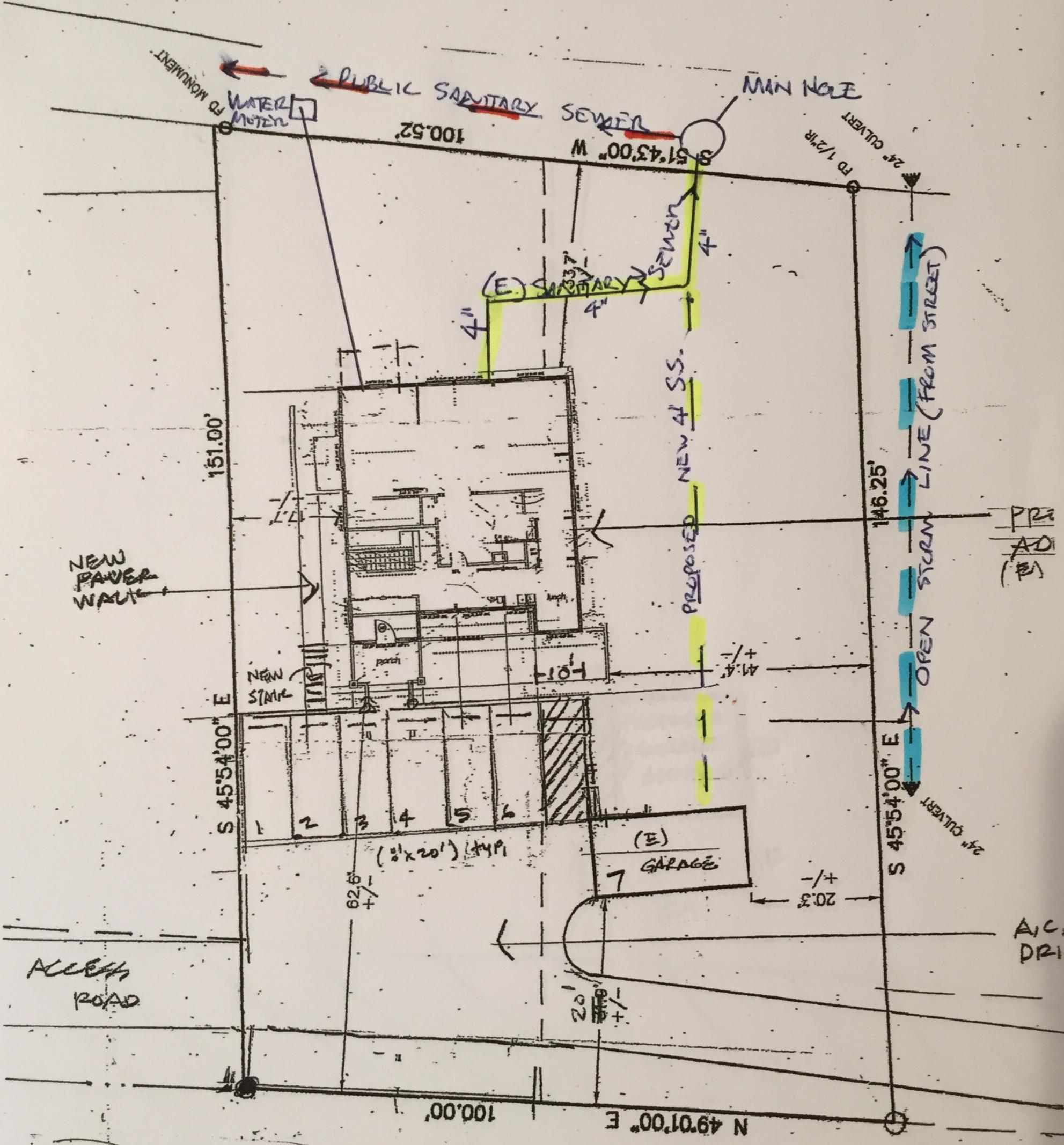
The environmental benefits of aquamation are huge: unlike traditional fire-based cremation, there are no toxic emissions or contribution to green-house gases, and no mercury emissions into the environment. Because bodies are largely comprised of water, what remains is also mostly water. This fluid is not only benign, it is beneficial because the byproducts of this process are a sterile, EPA neutral solution that are suitable for use as fertilizer. We have already submitted a wastewater application to Wastewater Environmental Services (WES), and have been told we will have the formal approval on Monday or Tuesday of next week. Ed Gilmore, the source control specialist at WES has indicated he is familiar with the technology, is in favor of its use, and that we will be able to discharge into the sanitary sewer. He also stated that the use of this method does not require it to be in an industrial zone, as there are no chemicals that are contained within the effluent (we will provide specific details during the meeting). He further stated that a retail photo processing lab, which are in commercial zones, discharge chemically-laden material that would be of much more concern than an aquamation unit.

We love West Linn because we are residents here as well, and moved here specifically so our 8-year son could attend Trillium Creek Primary School. We have been amazed with the incredible community, and prefer to keep our business here, which currently employs 8 veterinarians, a veterinary technician, and 2 client care specialists. I believe strongly in our service, and our ability to provide exceptional care to our families during such an important time. As a business owner, I strongly support West Linn's initiative to develop, expand and retain businesses. Given the exciting proposed long-term development in this location, I believe that a strong, caring and innovative veterinary business such as ours would be an excellent fit for our community.

Please let me know if you need anything additional from me prior to April 16. Thank you – I am very much looking forward to meeting with you.

CITY OF WEST LINN
CLACKAMAS COUNTY, OREGON

PICKENS STREET



WILLAMETTE FALLS DRIVE