

**STAFF REPORT
PLANNING MANAGER DECISION**

DATE: December 15, 2015

FILE NO.: DR-15-16

REQUEST: Class I Design Review for a single story 1,495 square foot addition to Building 700 at the West Linn High School

PLANNER: Peter Spir, Associate Planner

JB Planning Manager

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GENERAL INFORMATION

OWNER/ APPLICANT:

Tim Woodley, Director of Operations
West Linn-Wilsonville School District
2755 SW Borland Road
Tualatin, OR 97062

CONSULTANT:

Keith Liden, AICP
319 SW Washington Street, Suite 914
Portland, OR 97204

SITE LOCATION:

5464 West A Street

SITE SIZE:

31.3 acres (for tax lot 800)

LEGAL DESCRIPTION:

Assessor's Maps and Tax Lot - 2S 2E Section 26 TL 800

COMP PLAN DESIGNATION:

Residential

ZONING:

R-10, Single Family Residential

APPROVAL CRITERIA:

Community Development Code (CDC) Chapter 55, Design Review;
Chapter 11, R-10

120-DAY RULE:

The application declared complete on November 9, 2015. The 120-day period ends on February 23, 2016.

PUBLIC NOTICE:

Notice was mailed to property owners within 300 feet of the subject property and all Neighborhood Associations on November 24, 2015. A sign was placed on the property on November 24, 2015. The notice was also posted on the City's website. Therefore, public notice requirements of CDC Chapter 99 have been met.

EXECUTIVE SUMMARY

The application is for a Class I Design Review, per CDC 55.020(A) to construct a single story 1,495 square foot addition to Building 700 which is located behind and west of the West Linn High School main building. The addition will accommodate a new art classroom will require the demolition of a concession and restroom within Building 700. (Because the demolition is within

Building 700's footprint, no further review of that aspect is required. It represents an interior "remodel.")

The applicable CDC Chapters include:

- Chapter 55, Design Review, criteria in Section 55.090
- Chapter 11, R-10 Single family residential (10,000 square foot minimum lot size)

Public comments:

Donna Lundy of 2401 SE Swain Avenue, Milwaukie, Oregon was concerned about the visual impact of the addition as seen from vacant property she owns on Skyline Drive (November 30, 2015).

DECISION

The Planning Manager (designee) approves this application (DR-15-16), based on: 1) the findings submitted by the applicant, which are incorporated by this reference, and 2) supplementary staff findings included in the Addendum below. With these findings, the applicable approval criteria are met.

The provisions of the Community Development Code Chapter 99 have been met.

Peter Spir

PETER SPIR, Associate Planner

December 15, 2015

DATE

Appeals to this decision must be filed with the West Linn Planning Department within 14 days of the mailing date listed below. The cost of an appeal is \$400. The appeal must be filed by an individual who has established standing by submitting comments prior to the date identified in the public notice. Appeals will be heard by City Council.

Mailed this 15th day of December, 2015.

Therefore, the 14-day appeal period ends at 5 p.m., on December 29, 2015.