



Memorandum

Date: March 30, 2016

To: West Linn Planning Commission

From: Darren Wyss, Associate Planner

Subject: CUP-15-03 – Public Testimony Received Since 3/16/2016 Public Hearing

At its March 16, 2016, Public Hearing, the Planning Commission was presented with numerous public comments and written testimony regarding the application for the Sunset Primary School Replacement. All materials received at the hearing have been incorporated into the record and are available on the City's website.

In addition, since the March 16, 2016, Public Hearing, which was continued until April 6, 2016, a number of additional public comments have been received from city residents, as well as comments from the West Linn Parks Department and the Oregon Department of Transportation. All comments received as of the date of this memorandum are attached and are available on the City's website.

The applicant has also provided a supplemental submittal that can be found attached to the Supplemental Staff Report dated March 30, 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: Kristin Donahue <[REDACTED]>
Sent: Wednesday, March 30, 2016 12:58 PM
To: Wyss, Darren
Subject: Sunset Primary School

Good Morning.

I live at 2650 Oregon City Blvd., which is directly behind Sunset Primary School. For the record, I approve the current building plans for Sunset Primary School. At this point, I am very concerned about the "support" that a handful of people in the neighborhood are drumming up under the "Save our Trees" group name. One of the leaders, Carrie Hansen, has a daycare. She sends kids out to the playground and can watch them from her house. A person's personal business should not trump the greater good of building a better school.

Please consider the intelligence of the people making this argument against the school. It is upsetting as a taxpayer that the school district is already over budget because the same loud mouth group keeps asking for changes. These are the same people on the original task force that fought to keep the school there rather than move to Oppenlander -- and they voted for the park land exchange. They are never going to be satisfied! I also was on this task force. Please consider the source and survey the rest of the neighbors before asking the school district to change plans again.

At one of the last meetings, one of the woman leading the "Save our Trees" group was concerned that the window reflections on the new school building would heat the inside of her house. This is what we're dealing with here -- and they don't even have children that will attend the school.

Moving the school to where the building is now is not good for kids. This means that my kids will need to be bussed out for two years.

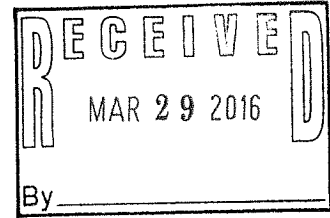
Best,

Kristin

P.S. I appreciate, and am thankful, for all the effort that you have put into this school planning.

Wyss, Darren

From: Ty Donahue <[REDACTED]>
Sent: Tuesday, March 29, 2016 9:22 AM
To: Wyss, Darren
Subject: Sunset Primary School



Darren,

Good Morning.

I live at 2650 Oregon City Blvd., which is directly behind Sunset Primary School. For the record, I approve the current building plans for Sunset Primary School, with one exception.

That exception is the fence that will be placed between the school's property and mine. I would like to have further discussion with the school district and city as to the design and height of the fence.

We have a swimming pool in our backyard, and I am concerned about safety and privacy. With the parking lot and playing field being behind our property, our backyard will have more exposure. I do not want there to be temptation for items to be thrown in pool (there is a history of this several years ago), or to have kids climb over fence to retrieve errant balls, etc. I would like a fence that is higher than six feet and provides some privacy.

With the fence issue aside, I approve the greater part of the building plan for Sunset Primary School.

Best,
Ty Donahue

P.S. I appreciate, and am thankful, for all the effort that you have put into this school planning.

Memorandum

Date: March 24, 2016

To: Darren Wyss, Associate Planner

From: Ken Worcester, Parks and Recreation Director KW

Subject: Sunset School Proposal

Purpose: To clarify the Parks and Recreation Departmental position on at least two issues surrounding the proposed New Sunset School Project.

Background: We have received calls and discussed several comments relating to the above mentioned project. To some degree our previous comments have either not been forwarded or have been misinterpreted.

Discussion:

Issue One, Planning Process for Sunset Park. We have always maintained that as the School District moves forward with their design and planning for the Sunset Primary School Replacement project, West Linn Parks and Recreation Department staff will concurrently initiate planning efforts with Sunset Park neighbors and Sunset School parents to discuss and plan future improvements to the existing Sunset Park. School District staff have been actively involved with the Parks and Recreation Department over the course of the school design and will continue as previously agreed upon, coordinating improvements for both the school and park site. I personally have attended a meeting of the Sunset Neighborhood Association to discuss the planning process and the fact that the areas mainly in question involve an old wading pool that was decommissioned per Health Department Standards and a playground with equipment that has already served over one-half of its planned useful life.

At that meeting, we also discussed potential tree issues relating to the proposed storm-water facility, and I am on record as a certified arborist doubting any major impact to existing trees as a result of that facility.

Anyway, a new planning group has been formed with an open invitation to all interested citizens for the park design process. To that end, an initial meeting was held at City Hall on March 15th. The next meeting will be held in April.

Next 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.

Issue Two, Recreational Benefit to the Community.

The West Linn Parks & Recreation Department takes a lead role in organizing and supporting community youth sports activities. The City and School District have enjoyed a long and successful partnership in providing outdoor sports field opportunities and experiences for West Linn youth both at City Park sites

and at School District facilities. The existing sports field at Sunset Primary school is included as an important resource for organized youth baseball, softball and soccer. While the size of the existing sports field is marginal for older athletes, it meets the demand for practice facilities for all ages and is heavily used by the younger participants. Records indicate that over 500 hours of team athletics occur on this site each year and support over 3700 West Linn student athletes. While the new proposed sports field is smaller than the existing, current activities may continue. If the site is reduced to accommodate additional parking or storm water management features, the scheduled use of this important community field will be compromised. West Linn Parks & Recreation supports the site design for the new school to create an adequate new sports field with adjacent children's playground and off-street parking for parents and spectators.

What has not been discussed, is the overall impact to community recreation that keeping Sunset School in its current location affords. The importance of this decision is extremely far reaching as it 1), also allows the community the continued use of Oppenlander Fields (the back-up site for this school) for youth sports and community recreation and 2), the subsequent purchase and land swap agreement between the City and School District has also enabled the City to acquire nearly seven acres of land next to Tanner Creek Park that is used year-round for additional youth sports and community recreation activities.

Recommendation: Please consider this as testimony for the upcoming Planning Commission Hearings

March 20, 2016

To West Linn Planning Commission (Re: Sunset School):


As a child clinical psychologist I want to advocate for the students of Sunset Elementary School amidst the planning for their new school building. I am sure there are others who are thinking of their needs from a variety of perspectives; however, I want to highlight their developmental needs and how the planning or process of building the new school may take those needs into account or challenge them.

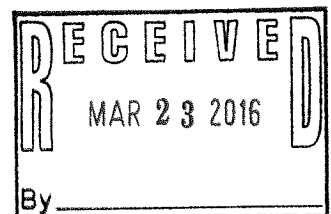
After over 35 years of working in public schools, my observations of children in elementary schools show a range of different, but common, patterns. There are children, often the youngest, who have a strong need for security, are impulsive and dependent on adults and the structure of their environment to meet their needs for safety and learning. There are other children who strive for more independence and, even when they know the rules and expectations, may desire to cross them. Still others, often the older ones, see that by following the expectations, they gain approval, learn more effectively, and foster acceptance in relationships with friends.

Within these different patterns, there are also similarities. Elementary children are eager to learn, but have not yet developed the cognitive or neurological strengths to allow them to grasp a broad perspective in situations, use complex thinking or problem-solving, or anticipate a range of possible alternative outcomes from different behaviors. These more complex cognitive skills develop later, generally in adolescence. Therefore, elementary children are reliant on the adults who interact with them, or make plans for their learning, to structure their environments in ways that allow them to be safe and successful until those skills develop, and to avoid situations which would prematurely require them.

My feeling is that the inclusion of a bio-swell on the school property, especially along the route taken by many children walking through the park to and from school, is a threat to their safety. Perhaps curiously, impulsively, or exploring their physical skills, or as an assertion of their desire for independence, they may approach too close to it for their own safety and well-being. I would, also, be concerned about how the school would protect these young children from the movement or presence of heavy equipment, or an unfinished building, etc., during the construction process for the new school. Children of these developmental patterns may, also, find challenging the requirement to focus their attention and concentrate on learning amidst the distraction of the construction activities. I feel it is important for all adults involved in the planning process and implementation of the plans to be sensitive to these needs of the children, aware of those skills which are not yet developed, and accept responsibility for ensuring the best possible plan and learning environment for these young children, both during the construction and afterwards.

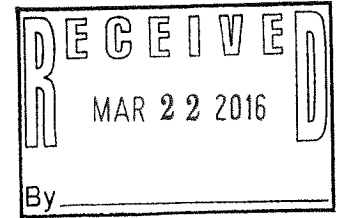
Thank you for attending to this information and considering it carefully,


Nancy Lamb, Ph.D.
4666 Bittner St., West Linn, OR 97068



Wyss, Darren

From: MOHNEY Curran E <Curran.E.MOHNEY@odot.state.or.us>
Sent: Tuesday, March 22, 2016 6:33 PM
To: 'Noelle Bledy'
Cc: Wyss, Darren
Subject: RE: ODOT - Regarding Conversation w/Richard Varvel



Hi Noelle,

Thank you for sending this report and for notifying us of issues that could potentially impact the State's highways. With literally thousands of landslides that affect the State Highway system, we are naturally very concerned with activities that could increase the potential for even more landslides - especially in areas where we have a history of slope-related problems. At the same time, we are also very careful in our approach to local decisions where we have an interest or concern, but the Agency ultimately has no authority. In this regard, we often conduct a review of nearby projects for potential impacts - not just for landslides, but also for drainage, traffic, roadway safety, etc. But generally, ODOT only intervenes when there is a very clear impact that we can either prove unequivocally or when we can convincingly argue that additional information is needed to address our concerns. The reason we are so cautious in these matters is because our involvement and potential requirements will often be costly to other jurisdictions or private entities in terms of both time and money.

I have reviewed the report and discussed the project with city officials to evaluate the potential impact to slope stability along Interstate 205 in this location. Uncontrolled addition of water is always a concern with respect to slope stability particularly in areas with a high potential for instability. However; my understanding is that this project will not result in a net increase of water to the existing system to the extent that the highway will be impacted. Although a larger impervious area will be constructed, the runoff will be diverted to a water quality treatment facility which should actually control the rate of infiltration resulting in a more favorable condition than what currently exists. I realize that the present wood chip-surfaced section of playground will be replaced with paved parking and that the paved surface will create a faster surface runoff condition. Again, this should be diverted to the treatment facility whereas the previous runoff was not controlled even though the playground currently does have a lower rate of surface runoff. ODOT is also subject to the same regulations to control and treat surface runoff; so we are also required to construct these types of facilities. We have been very successful in constructing facilities that control the rate of infiltration to adequately treat pollutants as well as for regulating the rate of stormwater infiltration. We expect that any similar facility would be designed and constructed accordingly.

With respect to the Hydrogeology report: I also agree in concept that an increase in water to a system will decrease slope stability, however, the potential impact to the highway is not substantiated in the report by the necessary survey, exploration, testing, analysis, or documentation to initiate intervention by ODOT. We would require a comprehensive study of the underlying geology including groundwater modeling and slope stability analysis showing a clear threat to the Interstate before taking a position on this. Because of the distance, the lack of a net increase in water input, and the actual future control of existing surface water, the potential impact to the highway would be exceedingly remote. The cost of this study is very high and I cannot justify it due to the extremely low possibility that it would show an impact.

I recognize the concern for potential problems in the immediate vicinity, but this is a local decision outside of ODOT's jurisdiction that should have no impact to the Interstate. Again, the proposed facility should only improve the existing condition. If there are concerns with the function of the proposed water quality facility; the City would certainly make the Engineers report, drawings, and design calculations available for general or professional review.

Please feel free to contact me again if you have additional questions or concerns. Where potential hazards to the highway exist, we prefer to be aware of it even in cases where we don't have immediate authority.

Thanks,

Curran

Curran E. Mohney, C.E.G.
Engineering Geology Program Leader
Oregon Department of Transportation
4040 Fairview Industrial Drive SE
Salem, OR 97302
(503) 986-3490
curran.e.mohney@odot.state.or.us

From: Noelle Bledy [mailto:]
Sent: Tuesday, March 15, 2016 9:16 PM
To: MOHNEY Curran E
Subject: ODOT - Regarding Conversation w/Richard Varvel

Regarding conversation with Richard Varvel. (ODOT Phone Number 503.986.3490).

Hello Curran,

Hydro-Geologist recommended us to contact ODOT due to new Sunset Primary School Building Proposal in West Linn.

1. *****Please refer our professional Hydro-Geology Report attached to this email (8 pages)** By Malia Kupillas, R.G., C.W.R.E. of Pacific Hydro-Geology, Inc. Groundwater Services, Water Rights, and Water Resources Planning.
2. **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 we were recommended to call you.*

You can email: dwyss@westlinnoregon.gov with concerns addressed to the **Planning Commission for the Public Hearing regarding Sunset Primary School.**

Re: File No. CUP-15-03/DR-15-17/VAR-15-01/02/03
(Copy and paste above file number)

Thank you very much for your time and review.

Kind regards,
Noelle Bledy

March 19, 2016

Cara Mitchell, Psy.D.
2046 Canemah St.
West Linn, OR 97068

RE: File #CUP-15-03/DR-15-17/VAR-15-01/01/03

To the Planning Commission:

Hello, my name is Cara Mitchell. My family and I have been residents of the Sunset district for three years. I have a three-year-old son and six-month-old daughter. When we first moved to this neighborhood, my husband and I were thrilled to have beautiful parks within such close proximity. We have spent a lot of time exploring Sunset Park and the surrounding natural areas. My son loves climbing all over the play structures, going on "adventures" in the woods, and just enjoying the beautiful trees. In time, I know my daughter will as well. My family and I would be greatly saddened to see the park changed drastically. The school and park are the heart of the neighborhood and one of the reasons we moved here.

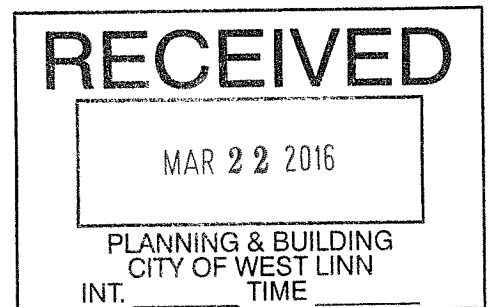
For the new school to remain in the footprint of the old one, I understand that my child would need to attend a different school for a year. I have no problem with that. For the greater good of the neighborhood, it would be a small sacrifice to make.

Please consider keeping the school in the same location. Making such large changes to our park, could drastically affect how much we enjoy life in the Sunset neighborhood. Thank you for your consideration.

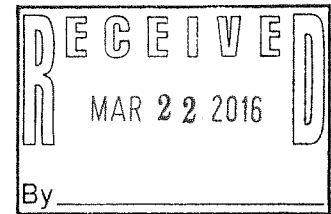
Sincerely,



Cara Mitchell, Psy.D.



March 21, 2016



Dear Chair Babbit,

Thank you for the very open and courteous way in which you ran the meeting March 16 concerning the development application for the Sunset Primary school. As was mentioned during the meeting, we are arranging for Malia Kupillas to give expert testimony on hydrology issues concerning the application at the April 6 hearing. Because of the complexity of her testimony, I am wondering if it would be possible if those who would otherwise give testimony could lend their minutes to Ms. Kupillas such that she might be able to testify for 9 or 12 minutes.

Sincerely,

A handwritten signature in cursive script that reads "Carrie Hansen".

Carrie Hansen
4760 Bittner St.
West Linn, OR
503.964.1029
Carriehansen1@yahoo.com

Wyss, Darren

From: Noelle Bledy <[REDACTED]>
Sent: Thursday, March 17, 2016 11:39 AM
To: Wyss, Darren
Subject: Expert Hydrology Report Video and Critical Public Information
Attachments: PHG Report 2016_3_15 revl color (1).pdf

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

Commissioners, (Please confirm that this email was received.)

Thank you for your time at the Public Hearing last night for the Sunset Primary School Building Proposal.

- **Attached:**

Written Expert Hydro-Geology Report by Malia Kupillas of Pacific Hydro-Geology, Inc. Ground Water Services, Water Rights, & Water Resources Planning.

- **Expert Hydro-Geology Video Link:**

https://www.youtube.com/watch?v=_v7UjgQ1QOE&feature=youtu.be

History of a request for public information from the City of West Linn Planning Department denied. On **March 3rd**, my husband and I ask for, in person, the following:

Mar 11 (6 days ago)

Noelle Bledy <[REDACTED]>

to Darren, Khoi

Thank you very much.

I am very concerned, my husband and I came in last week into your department and ask for the infiltration test pits information.

From my understanding this is a public hearing and this is public information that pertains to the hearing and I was denied this information last week.

My best,
Noelle Bledy
West Linn Citizen

Mar 11 (6 days ago)

Noelle Bledy <[REDACTED]>

to Khoi, Darren, bcc: phennessy

Hi Darren and Khoi,

On page A.4 it states:
"We understand additional infiltration testing may be required once the civil engineer has a more refined knowledge of where storm water infiltration facilities will be located."

Please send me this additional "infiltration testing information."

I'm sure you have walked this land here where school property meets City of West Linn Sunset Park property and noticed the hill and trees in this environment that would warrant this further testing.

Thank you very much.



Commissioners, I welcome and urge you to walk this very land where the school and park is to get a good feel for this environment from the ground all the way to the top of the majestic mature Douglas fir trees.

Darren Wyss's short tenure is 10 months for the City of West Linn Planning Department and from my understanding he currently has an interim manager. I thank you for your time and for being an additional set of eyes on this complex proposed construction project, the citizens of Sunset Neighborhood and West Linn desperately need it.

Khoi Le, City of West Linn Civil Engineer II, came here on site end of February 2016. He was supervising city workers who were drilling two small holes in the street to check ground underneath for future utility work. I talked to him about the proposed stormwater detention pond and how it puts mature Douglas fir trees at risk. He indicated that he did not know that stormwater detention pond are not compatible with mature Douglas fir trees.

Khoi was unaware during this visit of where the school property ended and where the City of West Linn's Sunset Park property started. I informed him, during this visit. Please see attached photo. I pointed to the colored bird houses on the green poles and informed him that the City of West Linn Sunset Park Property starts south of bird houses.



My best,
Noelle Bledy

