



## Memorandum

Date: April 6, 2016  
To: West Linn Planning Commission  
From: Darren Wyss, Associate Planner  
Subject: CUP-15-03 – Public Testimony Received Since 4/5/2016 Memorandum to the West Linn Planning Commission

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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.

City staff sent a memorandum to the Planning Commission dated April 5, 2016 that contained all comments received from March 31 to April 5, 2016.

Since that time, more public comment has been received. Attached to this memorandum, you will find all comments received on April 6, 2016.

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

**Wyss, Darren**

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**From:** Becky Gelinas <[REDACTED]>  
**Sent:** Wednesday, April 06, 2016 10:20 AM  
**To:** Wyss, Darren  
**Subject:** 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.

As a homeowner in the Sunset neighborhood, I am concerned about a variety of issues. While a new school is potentially good for the value of our home, the fact that the park may be compromised is not. One of the primary reasons we chose that neighborhood was our home's proximity to beautiful Sunset Park. I walked my kids to school through that park nearly everyday for 6 years, and we continue to enjoy the serenity of that park with all its trees. I am also concerned that poor planning will cause more damage than originally thought.

This could also cause water issues on streets adjacent to the park, which would include our home.

Though my children have moved on to middle and high school, if they were still at Sunset, I would request that they be schooled elsewhere during construction on the new school. The noise and activity would be incredibly detrimental to their ability to concentrate and learn.

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,

Rebecca Gelinas  
Long Street resident and  
Sunset community member

**Wyss, Darren**

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**From:** Patrick Taylor <[REDACTED]>  
**Sent:** Tuesday, April 05, 2016 10:16 PM  
**To:** Wyss, Darren  
**Subject:** New Sunset School Construction

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

April 5, 2016

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. For KPFF Consulting Engineers, a global firm, this will be a project of about one year. For the school district and the Sunset community, this will be a 30-40 year reality. I urge the Planning Commissioners to not be swayed by the contractor to receive a quick approval. I hope the Planning Commissioner take their time and make an informed decision and consider alternatives to the contactor's current plan.

I am concerned the current plan is being shoved through the Planning hearings by KPFF Consulting Engineers and the school district. At the March 16<sup>th</sup> hearing, the contractor has given assurance that they have several constructed drainage swales/ponds at other schools. A quick survey of the West Linn-Wilsonville School district schools puts into question their assertion on their relevant experience, especially on highly sloped terrain and near the main building. See Appendix A. Modifications on the plan submitted on March 30, without clear indication changes have been made, indicative of underhand tactics.

I am concerned that these current 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. All of these current plans seem short sighted, for quick completion and not with a long term perspective with the community in mind.

In additional, 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 the community.

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, March 30, 2016. Please include the community members to help arrive at a solution that will protect our children and all of our resources for years to come.

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

Sincerely,

Dr. Patrick A Taylor

Suncrest Drive, West Linn

### APPENDIX A – Survey of West Linn- Wilsonville Schools

School	Terrain	Drainage Pond	Comment
Arts & Technol. HS	Flat	No	Limited open space
Athey Creek Middle School	Flat	No	Older construction
Boeckman Creek Primary	Flat	Yes	180yds front of school past sports fields at entrance
Bolton Primary	Slope	No	Older construction
Boones Ferry Primary	Flat	Yes	15yds behind school, no entrance or play area nearby
Ceaderoak Park Primary	Flat	Yes	30yds behind school, play area nearby. Older construction
Inza Wood Middle School	Flat	Yes	17yds behind school, no entrance or play area nearby
Lowrie Primary	Flat	Yes	Several around the school, new construction
Rosemont Ridge Middle S			17yds front of school next to sports fields at entrance
Stafford Primary	Flat	No	Older construction
Sunset Primary	-	-	School in consideration
Trillium Creek	Slow slope	Yes	305yds front of school past sports field, at entrance.*
West Linn HS	Slope	No	Older construction with new upgrade.
Willamette Primary	Slope	No	Older construction
Wilsonville HS	Flat	Yes	66yds front of school past parking, at entrance

\*Trillium Creek has an adjacent wetland, 30yds from the school. I am a neighbor to this property and have experienced repeated water problems after the construction of the school. The stay of trees at the sports field has lost 8 trees since the completion of the school. No trees were planned to be lost in the planning phase. Patric McGough, Facilities Manager, of West Linn-Wilsonville school district can collaborate my problems with the Trillium Creek Primary School, planned by the same KPFF Consulting Engineers considered for Sunset.

**Wyss, Darren**

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**From:** Jeff Inlay <[REDACTED]>  
**Sent:** Tuesday, April 05, 2016 8:44 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,

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

Sincerely,  
Jeff Inlay  
Sunset Neighborhood resident for 9 years

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Music with Mr. Hoo  
503-442-1108

**Wyss, Darren**

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**From:** [REDACTED]  
**Sent:** Tuesday, April 05, 2016 5:14 PM  
**To:** Wyss, Darren  
**Subject:** Sunset school and 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 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.

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Sincerely,

Cathy Ruppe  
2293 Rogue Way  
West Linn Or

**Wyss, Darren**

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**From:** Jay Romero <[REDACTED]>  
**Sent:** Wednesday, April 06, 2016 12:54 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.

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

Sincerely,

Jay Romero, 2640 York Street

**Wyss, Darren**

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**From:** [REDACTED]  
**Sent:** Wednesday, April 06, 2016 1:04 PM  
**To:** Wyss, Darren  
**Subject:** Sunset Park plan

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.

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Sincerely,

Jennifer Romero  
2640 York Street  
West Linn, Oregon

## Wyss, Darren

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**From:** Noelle Bledy <[REDACTED]>  
**Sent:** Wednesday, April 06, 2016 2:02 PM  
**To:** Wyss, Darren; Malia Kupillas; MOHNEY Curran E; Parrish, Julie; pinney.mike@deq.state.or.us; bill.burns@dogami.state.or.us  
**Subject:** Re: File No. CUP-15-03/DR-15-17/VAR-15-01/02/03  
**Attachments:** Preliminary Stormwater Drainage Report pdf.pdf

Representative Julie Parish of Oregon House District 37  
Curran Mohny - ODOT  
Mike Penny - DEQ (Mike, please forward to Derek Gill)  
William Burns - Oregon Department of Geology  
Malia Kupillas - Pacific Hydro-Geology, Inc.  
Darren Wyss - City of West Linn

Curran,

During our phone call you asked me to keep you posted on community concern with the proposed new Sunset Primary School's stormwater pond on Bittner Street in West Linn.

Attached is written testimony for the public hearing tonight. It addresses what residents believe to be an engineering flaw. For the public record, your feedback received to myself and the City of West Linn, via email on March 22, regarding the pond, was under the assumption that it would be engineered properly. You let me know this over the phone as well.

You were kind enough to ask me for feedback regarding this proposed project, especially when you learned that infiltration tests were not made public even after asking for them in person. It was finally made available after more pressing, yet not within the required timeline. In addition, the fact that we have about over dozen and a half mature Douglas fir trees at risk of failure due to proposed construction coupled with the stormwater pond got your attention after I told you what it is like to witness a violent windstorm in Sunset Park. I said, "Imagine knowing that a great deal of the trees will be at risk".

My feedback is-- stormwater ponds on a forest hill near a school, a city park and homes where the current hydrology is already wet, with a record of slope instability and landslide risk need to be taken at the highest level of scrutiny. Construction site and off-site impact studies need to be required and furnished to the public and Planning Commission.

I have not found DEQ, who requires runoff water treatment, to be helpful for our neighborhood's concern. We needed answers from DEQ to help prevent a potential hazard, not to wait and see and then report a hazard once it has taken place. Therefore, I have included Representative Julie Parish of Oregon House District 37 in on this email and DEQ. Julie Parish stated that to the extent that she can facilitate meetings with state agencies to let her know.

William Burns - Oregon Department of Geology, It kindly looks like the City of West Linn needs to be more acquainted with your studies and with your work.

Thank you for your time.

My best,  
Noelle Bledy  
Citizen and volunteer for the safety of Sunset Neighborhood in West Linn.

To: The West Linn Planning Commission

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

Proposed Sunset Primary School development

The existing plan where the "new" Sunset School imposes upon the park is not acceptable. The current plan does not support what the voters approved and threatens invaluable outdoor activity for children and adults.

Learning will take place in the school approximately 180 days a year. Yes, a new school would be nice but not at the expense of losing a park that offers experiences, opportunities, education and socializing all year long. Research continues to show and empathize the positive effect of being outdoors, in nature and free play it opportunities it provides our children. They should not be denied this opportunities that Sunset Park provides.

Mt Scott Elementary in Happy Valley (450 students) has 67 parking spaces. I volunteer at this school and parking is not an issue. To make a parking lot at the expense of cutting into or losing the park is a disservice to the sunset neighborhood and community. The parking lot would be empty over one half of the year.

We need to look to the future and preserve the park and continue to offer the community the opportunities and sense of wellbeing it provides.

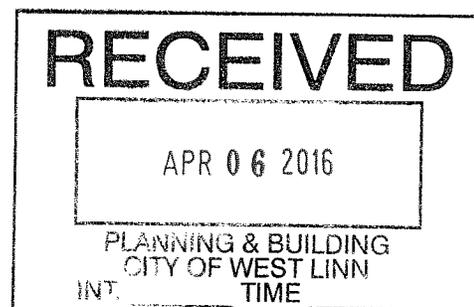
Having recently visited California, there is an overall theme ecology--protecting our green spaces and parks. Interests in protecting the earth and returning properties to their original and natural state. An awareness of preserving Mother Nature for future generations and appreciating what nature offers and provides.

Working to return things to their natural state is very costly and time consuming. Let us respect and appreciate what the park offers and see that it continues in the future.

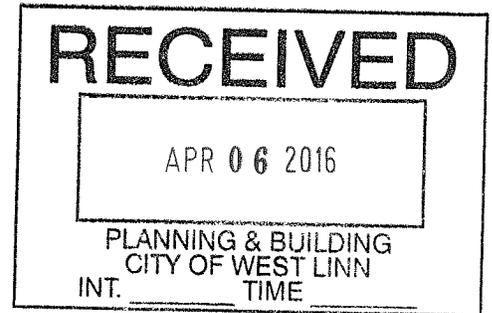
The current school design needs to me denied. The school district needs to "really" work with the Sunset N.A. to develop a design which fits and supports the community.

Cheryl Varvel  
2650 Knox St.

West Linn, Or.



April 4, 2016



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

Proposed Sunset Primary School Development Application

How to turn beautiful Sunset Parking into a parking lot and water detention facility (or as 3-30-16 a planter?).

This whole process of researching how this occurs reminds me of the scenes, from the musical "The best little whore house in Texas". Where you have the portly politician dancing around singing "one step forward, one step back, shuffle, shuffle, shuffle, slap them on the back."

When the school district unveiled the plan (August 2015) where the new school intrudes into the Park we were surprised and caught off guard. How did this develop?

1. In our review of the West Linn City Council minutes there was no mention that the council was ever informed or given the opportunity to discuss the warranty deeds (264-307 and 444-621) pertaining to the Sunset Park land parcels. When the parcels were granted to the city the deed states that "the grantee shall use said property solely and only for a public park or other recreation purposes...by acceptance of this conveyance, covenants with said grantor that it will use said property solely and only for a public park or other recreational purposes".
2. How did the sale even take place? We attempted to obtain the title report of the property sale and transfer. The city told us they did not have one and that a title report is not public information.
3. Confuse and mislead the voters with wording in ballot measure 3-358, i.e. "If approved the terms and conditions related to the sale would include Sunset neighbors in the school planning process and would maximize recreation opportunities while preserving significant trees at the site". The ballot measures identifies the site as the 1.6 acres of Sunset Park. As you know the application does not include any recreational activities at the "site" and that most of the significant trees on the "site" will be removed or put at significant risk. The school district now states (3-2016) that the voters were confused and the "site" refers to all of the school property.
4. Confuse and mislead the public with a "concept design" posted, at city hall and the Sunset Primary School through 8-2015, showing the "new" school having no impact on Sunset Park.
5. Mislead the Sunset neighbors by implying that the Sunset parcel would be used as a staging area during the construction phase and be returned to or used as a recreational area once the school construction was complete. The school district now states (3-2016) that the idea is absurd. Why would the district buy property only to return it later? (see Bargain agreement) If the school district's intent was to use the park parcel as a parking lot, water detention facility or whatever it should have been a part of the "concept design".

6. Sunset neighbors were informed at the 10/25/15 meeting that the “park” would be used as a parking lot. The district stated that the city code required a specific number of parking spaces due to the size of the school and staff. Sunset neighbors requested that the number of parking spaces be reduced and asked the district to seek a variance. The district was not in favor of requesting the variance. During this meeting a question was asked regarding storm water runoff and the impact on Exeter St. District staff informed us that the runoff from the west end of the property would be diverted into the street and into a storm drain. This was surprising to me as I knew that the City has not allowed any new construction, on the hill, to run rain spouts etc. into the street. New construction and remodeling required residents to install French drains or mini bio-swales.
7. Sunset neighbors were informed at the 11/2015 meeting that the number of parking spaces destined for the park parcels had been reduced but the district was now required to install a storm water detention facility in the park parcels. The district implied that it was their plan to use another system (underground vault) to collect and treat storm water run-off but the city denied their plan. The plan presented was the only acceptable option.
8. I met with City Planning staff to discuss the water detention facility plan. I was told they met with school district staff on 10-28-15, over a cup of coffee, and told them the “vault” system was not practical. I asked if any plans, schemata, designs were submitted. Staff replied that the vault option was not practical.
9. The final approved submittal was requested from the city approximately 5 days after being approved. We were referred to the city web site. We made copies of the submittal, at considerable expense, only to be informed later that the web site did not have the final approved submittals on site at the time we were referred.
10. We made several requests to ensure we had all approved plans and data, only to again find out that the calculations used to in the Storm Water Report were not included. This crucial hydronic data was not released until 3/10/16.

The School District did not work with or involve Sunset Neighbors in any substantial manner. The information they did provide was misleading and confusing. The last three (3) meetings, in my opinion, were one sided with the school district dumping important information, which could have and should have been shared at the very beginning of the planning process. The school district’s process has not been transparent and seems as they may have deliberately withheld important information and detail.

The current school design does not fit with the Sunset Neighborhood.

The Current application should be denied. The School District needs to restart the planning on the “new” school by “really” involving the Sunset Neighbors as per ballot 3-358.

Ricard Varvel

2650 Knox St., West Linn

April 5, 2016

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

To the West Linn Planning Commissioners,

My name is Renae Abboud. I have been a Sunset parent for the past 9-years. Two of my children have gone through Sunset since Kindergarten and I have one child remaining at Sunset in 4<sup>th</sup> grade. We spend many days at Sunset Park and also very involved and interested in the development of a new Sunset School. This has been a discussion since my children first started at Sunset and I am very interested in the greater good of the Sunset Community.

Prior to my role as an Education Consultant, I was a classroom teacher in Virginia, Pennsylvania and Oregon. During my teaching years in Virginia, I was asked to move my class to a portable classroom due to overcrowding. The school placed 4 classrooms outside the building and near the playground. This opportunity in modular classrooms was not a bad experience. My students were safe, we created a sense of community in the classrooms outside and we had minimal disruption even with the nearby playground. It was one of my best years. I also was a student in the local Portland area where I attended some of my high school classes in portable classrooms. In my current role I travel across the country and have visited hundreds of schools, many of which utilize portable classrooms as a temporary solution for various educational needs. I am curious if the district has taken into consideration or discounted the user of modular.

Here are my concerns with the new proposed building plan:

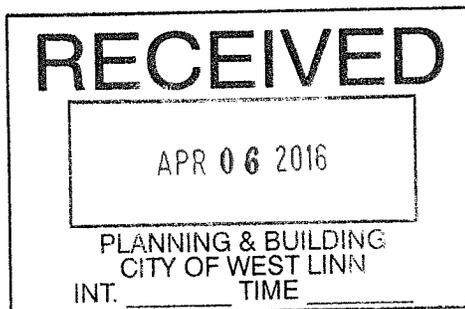
- I am concern with my son being at Sunset's existing building and playing in a playground nearby a construction site. Various construction workers and potential hazards may impact the current playground area. I am concerned that next year students will be impacted by the way the construction is being placed.
- I am disappointed to hear that the Sunset Park will be partially used for the new building and parking lot. This is impacting a community park that has been not only a place for the Sunset Community, but also for the Sunset students. We often have class parties at the park and it has become a place for extended school learning. I hate to see this beautiful playground removed because of concern with building in a new site instead of tearing down the old Sunset building first.
- I am concerned that not enough thought has gone into other options before compromising a landmark park in the community.
- The new proposed plan has a playground that is tucked far and out of site from the street and local authorities. I believe all play structures should be clearly visible for me to feel it is safe for my children to play.
- The proposed parking lot for families is very far away from the school building. This is going to cause more problems with parking as it rains more than the sun shines. Families with multiple children and during wind/rain will struggle to get from the far parking lot to the school building.

Overall I am concerned that the new proposed plan was not well thought and that the Sunset community was not involved with the changes being made. I'm not saying the portables or modular classrooms is a solution, but it's an option. I believe more options are available when the community comes together for the greater good of the Sunset community. I also believe we have experts in various fields in our community who would be willing and able to provide feedback that would create a suitable transition for our students. Thank you.

Sincerely,



Renae Abboud  
2913 Winkel Way  
West Linn, OR 97068



To: The West Linn Planning Commission

March 30, 2016

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

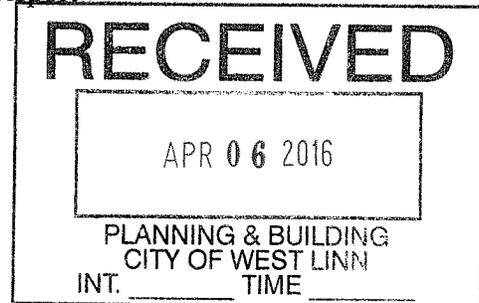
Proposed Sunset Primary School development application

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

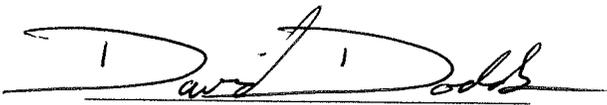
ponds. She said that the City of Portland does not allow the PAC to be used for ponds in Portland. She said that ponds are much more complicated than swales and Portland requires that any proposed ponds in their jurisdiction must be fully and independently engineered. When I described the size and volume 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,

A handwritten signature in black ink, appearing to read "David Dodds", written over a horizontal line.

David Dodds

P.S. I had originally intended to submit this earlier, but in light of the applicants March 28, 2016 submittals I decided instead to include it with other memoranda that were subsequently written.

To: The West Linn Planning Commission

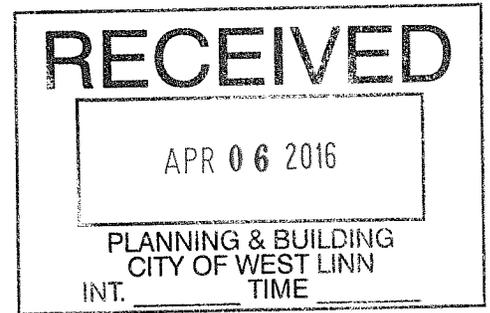
Re: File No. CUP-15-03/DR-15-17/VAR-15-01/02/03

Proposed Sunset Primary School development application  
Memorandum Concerning Off-Street Parking Requirements

David Dodds

18931 Old River Drive

West Linn, OR 97068



Commissioners:

A major point of contention with this application is the number of off-street parking spaces required by CDC 46.090B (6). It appears that no one, the applicant included, wants anything near the number of spaces the code would normally demand. To alleviate this difficulty the following remedy is suggested. If the current application is denied the Planning Commission could take the opportunity to amend the standard found in CDC 46.090B (6). The Planning Commission, with the approval of the City Council, has often in the past amended the code to resolve problems as they are identified. Simply put, the standards of CDC 46.090B (6) seem much too high for a primary school, especially a designated "walking primary school".

If the calculations were amended to require one space for each 2000 sf of floor area instead of the current one per 1000 sf standard, (current code requires one space per employee plus one space per each 1000 sf of floor area) then the required number of spaces for Sunset would be 66 as opposed to 97 spaces. 66 spaces would be much more manageable than the totally unwieldy 97. Given that Sunset Primary has functioned for 60 years with far fewer than 66 spaces, an amendment to the code to facilitate this lower number would solve many site design problems and be quite adequate for the needs of the school. It would also much more closely conform to the direction that Oregon transportation planning has taken in de-emphasizing automobile use and the reduction of excess parking.

Sincerely,

A handwritten signature in black ink, appearing to read "David Dodds". The signature is written in a cursive style with a long horizontal line extending to the left.

David Dodds

To: The West Linn Planning Commission

April 4, 2016

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

Proposed Sunset Primary School development

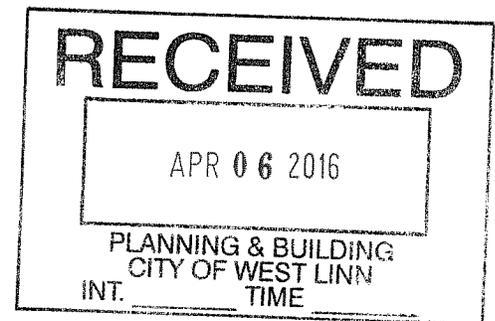
Memorandum concerning Letter from Kpff Engineering dated March 28, 2016

\* A note on referencing page numbers, the letter from Kpff Engineering dated March 28, 2016 is headed with the title "Site Stormwater Narrative" (hereafter SSN) was paginated by city staff as beginning on page 22 and concluding on page 32, I will use those as a reference rather than citing them as page 1-11. In addition Kpff also submitted 5 exhibits designated as D-1 thru D-5, these will be referenced by their exhibit number instead of their page. The original submittal from Kpff, dated January 2016, titled Preliminary Stormwater Drainage Report (hereafter PSDR) will be referenced by the original page numbers or by page title.

David Dodds

18931 Old River Drive

West Linn, OR 97068



Commissioners:

Over the years I have read through a great number of land use applications, but I have seldom if ever read something quite as strange as the letter from Kpff Engineering titled Site Stormwater Narrative (SSN) dated March 28, 2016. When one reads the SSN letter, it would be entirely understandable to believe that you are reading a letter explaining questions relating to a previously submitted stormwater plan. That impression would be completely reasonable provided that you hadn't read and studied the applicant's earlier Preliminary Stormwater Drainage Report (PSDR) and site plans. I literally felt as if I were having a Kafkaesque dream as I read the SSN. I do not believe that there is any way to reconcile these two documents. Later in this memorandum I will be pointing out the differences I find between the two submittals to bolster the argument that these are in fact two very different plans. This leads directly to one central question: is the SSN intended as a new stormwater drainage plan? Has the applicant abandoned the PSDR that was part of the applicant's January development application? If this is so then I object in the strongest possible terms to its acceptance in this current hearing.

There is of course an alternative interpretation that is acceptable to me if it is acceptable to the Commission. That interpretation would be that the SSN is not a new plan, but merely a letter that makes almost no sense as regards to the PSDR. This might seem something of a stretch, but it is

not the responsibility of either the Commission or the opponents to decode the applicant's or applicant's consultant's intent when their submittals are confusing or contradictory. In essence the Commission might collectively state that they have decided to proceed as if the SSN had never been written or submitted. This would cause a minor problem as regards to Planning Staff's letter of March 30, 2016 where in reference to CDC 92.010E (on page 3) it states "**staff incorporates applicant findings as revised by Section E-1 in the applicant's supplemental submittal dated March 28, 2016**". However, since opponents are arguing against numerous staff findings already, adding one more is hardly a difficulty.

Assuming that the SSN is deemed a new stormwater drainage plan, several points need to be made:

- 1) If the applicant wants to submit a new drainage plan, such a plan should be clearly and unmistakably identified as a new plan.
- 2) The applicant should at the very least briefly explain why they are submitting a new plan in favor of the old plan.
- 3) The Planning Commission should decide whether to allow a new plan in what was previously deemed a complete application. In my opinion they absolutely should not allow this. As an alternative I believe that the only other procedurally clean way that this could be accomplished would be if the applicant were allowed to voluntarily withdraw the application and resubmit it with a new storm drainage plan.
- 4) If the Commission does not allow the submittal of a new plan then the application should be judged on the merits or failings of the original PSDR plan.
- 5) If the Commission accepts the submission of a new plan then the new plan must be in compliance with all the relevant submittal and approval criteria including, but not exclusive of, CDC 55.120F(1), 55.130B, 92.010E and 99.070A.
- 6) In reference to point 5, if the SSN is accepted as a new plan then a determination would need to be made as to whether the SSN as submitted on March 28, 2016 is deemed the complete plan for purposes of complying with all relevant submittal and approval criteria. To avoid having to deal with an endless moving target, a clear determination needs to be made as to when exactly the new plan is indeed complete.
- 7) City Staff must acknowledge that the new plan is indeed new and make new findings as to compliance with the relevant CDC submittal and approval criteria.
- 8) If a new plan is accepted then the 120-day clock should be amended to reflect that the application was not in fact complete until a date no earlier than March 28, 2016.

9) In light of the very serious concerns raised about the PSDR (including a separate memorandum dated March 30, 2016 relating to the use of the Presumptive Approach Calculator PAC), I formally request that if the SSN is admitted as a new stormwater detention plan that pursuant to CDC 99.170E(2) the written record be left open at least 30 days to thoroughly review the engineering assumption in the SSN letter.

### **Differences between the PSDR and SSN:**

Compare the site plans from applicant's original submittal on LU1.00, LU1.02, LU1.03, LU1.04 and LU1.05 to that found on exhibits D-2 and D-3 or even on the artist's rendering on SSN page 25 (figure 1). Clearly the size and shape of the detention facilities between these sets of drawings is distinctly different. Closer inspection of the drawings also reveals other differences, such as the retaining wall found in the LU1.02 that is obviously not the same as depicted in the figure 1 rendering (page 25). Obviously the square footages of the opposing designs would be radically different and one must assume the volume as well.

Even more important than differences between size and shape are I believe a fundamental difference in methodology between the PSDR and the SSN. The PSDR it seems clear is based on dealing with stormwater runoff by on-site infiltration, to quote *"To check for the feasibility of on-site infiltration the geotechnical engineer was directed to perform on-site infiltration tests for the site. While the test results confirmed that 100% on-infiltration is not possible, partial infiltration should be obtained by locating the facility in the vicinity of the better performing test pits", "A single stormwater pond will be used for water quality and water quantity"*, (pages 3 and 6 PSDR). In contrast the SSN states *"For temporarily detaining flows from heavy storms, this facility does NOT depend on infiltration"* (page 27 SSN).

The facility in the PSDR is described as a pond, *"Stormwater runoff is treated by use of a vegetated stormwater pond...The proposed pond has been designed using the City of Portland Presumptive Approach Calculator"* (page 5 PSDR). On the other hand the SSN describes its facility as a planter *"the Sunset project is an infiltration planter"* (page 26 SSN). This much is more than a semantic difference. In my researching into this issue I found that ponds and planters are not remotely considered similar facilities. Worth noting is Staff finding No. 21 which states in part *"The applicant identifies all stormwater from off-street parking and loading areas to collected and conveyed to the treatment and detention pond"* (page 21 original staff report).

Hopefully the above references make it clear why I contend that the PSDR and SSN cannot be construed to be dealing with the same stormwater plan.

### **Conclusion:**

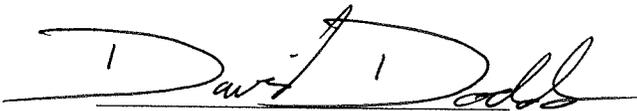
Some might argue that given the objections to PSDR that opponents should be pleased with any plan that seems to shrink the detention facility. Unfortunately I do not believe that the SSN actually contains enough detailed information (or possibly verifiably accurate information) to be

evaluated in its current form or to know whether the SSN would actually be an improvement. I decided not to take the considerably space and effort that a detailed analysis would take in this memorandum or additional memoranda until I knew what the Planning Commission wanted to do with the SSN document.

I strongly urge the Planning Commission to disregard the SSN as being germane to a discussion of the PSDR. It is absolutely unacceptable, in my opinion, to allow any applicant of any land use application to be allowed to introduce a new plan under the guise of responding to an original plan. George Orwell would not be amused and neither am I.

Thanks to the Commission for their due diligence on this matter. I am sorry that it was necessary to force the Commission to trudge through 4 pages on this subject, but on the plus side at least it wasn't 900 pages.

Sincerely,

A handwritten signature in black ink that reads "David Dodds". The signature is written in a cursive style with a horizontal line underneath the name.

David Dodds



To: The West Linn Planning Commission and Members of the West Linn/Wilsonville School Board

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

Sunset Primary School planning application

Letter addressing the issue of temporarily relocating students during Sunset Primary School construction

Signer(s) of this letter are parent(s) of children who are either currently attending Sunset Primary, will be attending soon, or have recently attended. Names and addresses are listed at the end of this letter

Dear Planning Commissioners and School Board Members:

A representative of the West Linn/Wilsonville School district (hereafter known as the applicant) is reported to have stated at the March 16, 2016 meeting of the Planning Commission that concern for the inconvenience to parents of relocating children was a principle issue for the applicant in not wanting to build a new school on the location of the current school. As a parent, I(we) are writing to state that I(we) would vastly prefer such a temporary inconvenience if it produced a school plan that preserved the eastern and southern portions of the site as open space and play area in the manner that they are currently enjoyed. Such a plan would also eliminate the need to remove or endanger major Douglas fir trees on the site.

We are also concerned that constructing a building directly abutting the current school while that school is in session would make for a very unpleasant experience for young children during the year. Construction zones are unavoidably loud, dusty and distracting. For small children often struggling to concentrate, being right next to the sights, sounds and smells of a year-long construction project is hardly a good learning environment. There is also the concern of security and how the applicant could assure that someone dressed as a construction worker could not easily access the school building at almost any time.

Certainly there will be difficulties and inconveniences of relocating our child(children) for a year, but in the end they will be temporary and quickly forgotten. Turning a beloved portion of Sunset Park into a building, parking lot and giant storm water detention pond will be a permanent blight that will last a lifetime. Let us make a new Sunset Primary School that is a point of pride and unity for the Sunset Neighborhood, not something that causes bitterness and lasting resentment.

Sincerely,

*Nancy Narainjo*  
Nancy Narainjo  
4435 Exeter St.  
West Linn, OR

*Andrea Stenger*  
Andrea Stenger  
2186 Long St  
West Linn 97068

*George A Stenger*  
George A Stenger  
2186 Long St  
West Linn, OR 97068

*Anthony Hughes*  
Anthony Hughes  
4682 Sussex St  
West Linn OR

*Charlotte Antone*  
C. Antone  
2202 St. Moritz Ln  
West Linn, OR 97068

*Cyndel Hughes*  
Cyndel Hughes  
4682 Sussex St.  
West Linn, OR 97068

*Justin Mitchell*  
Justin Mitchell  
2046 Caremah St  
West Linn, OR

*Chris Edgeworth*  
Chris Edgeworth  
4566 Cornhill St.  
West Linn, OR

*Andrea Britt*  
Andrea Britt  
4720 Bittner St  
West Linn

*Aaron Bloom*  
Aaron Bloom  
4633 Exeter  
West Linn, OR 97068

*Kim McDermaid*  
Kim McDermaid  
2111 Sunset Ave  
West Linn 97068

RECEIVED

APR 06 2016

PLANNING & BUILDING  
CITY OF WEST LINN  
INT. \_\_\_\_\_ TIME \_\_\_\_\_

To: The West Linn Planning Commission and Members of the West Linn/Wilsonville School Board

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

Sunset Primary School planning application

Letter addressing the issue of temporarily relocating students during Sunset Primary School construction

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Sincerely,

*Meloyla Rudzek*  
Mekayla Rudzek  
4425 Cornwall St  
West Linn OR 97068

*Jammy Seibel*  
4555 River View Ave  
West Linn, 97068

*Heather Snyder*  
2100 Tumwater St  
W.L. OR 97068

*Aaron Humberston*  
2268 Charm St 97068

*Liam Porter*  
1685 Sunset Ave  
West Linn, OR  
97068

*Keneth*  
2913 Winkler Way  
WL 97068

*Elizabeth McNamee*  
1944 Wilderness Dr

April 1, 2016

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

To the Planning Commissioners,



I am observing a change to the new Sunset Primary school plan from what was originally shown to the public for the past three years that no one had a problem with. Now there is a newer plan shown to put in a detention pond, parking lot and part of a building.

We all want a school here, we all love and want the park here. Both define our community for all ages of people. Both have been enjoyed tremendously for several decades up here in this community. People buy houses for both reasons.

How can we solve this problem of building a new school and not encroaching on the park setting and future detriment to mature Douglas fir trees and properties in the Sunset area?

I have school-aged children that are attending Sunset Primary school. I am willing to have the inconvenience of busing my children to a different school for a year in order to have the school built in its near current footprint.

This inconvenience for one school year would be a small price to pay than having a permanent blight to our entire community.

Thank you for your serious consideration.

Sincerely,

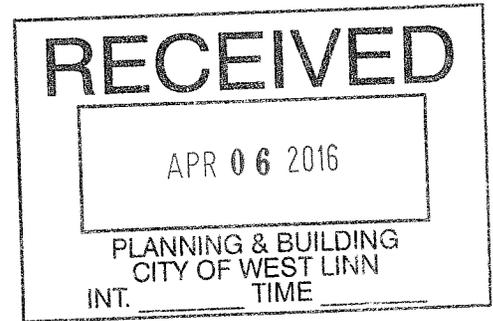
A handwritten signature in cursive script that reads "Shana Davis". The signature is written in black ink and is positioned above a horizontal line.

Shana Davis  
4650 Bittner St.  
West Linn, OR

April 3, 2016

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

Planning Commissioners,



It is my understanding that once the school's application is turned in to the city, the city looks it over and then deems it complete. Once it is deemed complete, the 120-day clock starts to tick and the public can respond to the application. The school's application was deemed complete February 1, 2016. We have been looking it over and responding accordingly.

Then on March 28, 2016, almost 2 months later, the school turned in an additional 900 pages, some of it is brand-new material. Nowhere do they mention that they have turned in what appears to be a whole new stormwater plan, an entire departure from the previous plan.

I do not believe the applicant should be allowed to get away with such blatant disregard for procedure. At the least they need to withdraw their current application and re-submit a new one.

Kindest Regards,

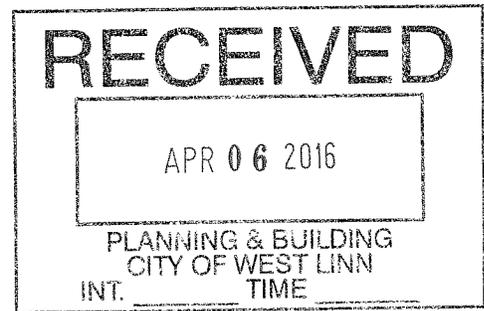
A handwritten signature in cursive script that reads "Julius Bledy".

Julius Bledy  
4790 Bittner St.  
West Linn, OR

April 3, 2016

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

Sunset Primary school development application



Dear Planning Commissioners,

As the decision approaches to either deny or approve the school district's current plan to build the new Sunset Primary school, I ask the commissioners to deny this plan so that Sunset neighbors can have the opportunity promised to them in ballot measure 3-358 to work with the district in the school planning process. Please see yellow highlights on Attachment 1.

I live within 500 feet of the current Sunset Primary school and the only letter I received in the mail from the district about the school design was in August 2015 to see an **already** completed design. This design can be seen on Attachment 2. The district has repeatedly stated that their alteration of this August 2015 design concept constitutes sensitivity or response to residents' concerns. However, substituting one very objectionable plan with a different plan that is if anything even more objectionable does not constitute listening and sympathetically responding to neighbors' and residents' concerns, nor does it include us in the school planning process to begin with.

As I have canvassed neighborhoods in Sunset and talked with over 250 people myself, no one knew that the concept plan seen on Attachment 3 and shown to the community wouldn't be honored. No one knew the district planned to take out every recreational aspect of the 1.6 acres on the park it now owned. Citizens and neighbors have expressed shock to see a picture of the current plans being presented to the planning commission. For years the concept design picture found on Attachment 3 was shown to the entire school community in the main hallway of the school. The citizens of West Linn were led to believe and trust that the district would use the 1.6 acres as a staging area for equipment, trucks, cranes, materials, etc. that would allow them to build the school and then it would return to a greenspace to be enjoyed by all the community again. I was on the second task force that met for several Wednesday nights to figure out a way for the school to stay in the Sunset area, and we hesitatingly agreed that letting part of the park be used as a staging area as a solution would be okay. You can see on Attachment 4 the yellow highlighted portion includes, "Accordingly, a second task force was convened. They recommended that the school should stay at its current location, and acknowledged that the school may need a portion of Sunset Park to allow for construction staging..."

Here we are 6 years later feeling blown away by the nonexistent way the school district has handled the neighborhood's wishes. One neighbor whose property is right next to the current garden area of Sunset Primary said he expressed in the first task force committee that he was involved with that he would be willing to sell his property to the district. Upon questioning him further, he said he was never asked or approached by the school district. He is still willing to sell his property if it would help preserve the 1.6 acres of park space for the community. This could give the district the space for parking that is needed, and the school can be built close to its current footprint with a version of the field remaining on the other side of the school as it is now.

The school district has built schools in West Linn for decades and I am concerned that the City is heavily relying on the district to know how to build this school for Sunset and may be overlooking important safety issues and neighbors' concerns in the process.

Sunset is a unique area of land different from other land the district has built upon in West Linn. Sunset's land requires very different thought and planning than other school plans in West Linn.

Once this school is built, there is no turning back. The neighborhood and city will have lost 1.6 acres of heavily used and enjoyed open area space that cannot be replicated or replaced. We need to think very seriously before taking such a beloved and used recreational area from an entire city.

There has to be another way to build this school in this unique area with unique needs. Let's build a school the neighborhood wants and can be very proud of. Let's have the opportunity to work together from this point forward and show our children we don't want to settle on a quick solution, but let's settle for the best of the best that thoughtful design and going green can bring to our community, to people of all ages.

Please deny the current school plan. It affects decades and decades in the future. Let us keep the historic nature of this 1.6 acres for recreational uses and purposes.

Thank you for your thoughtful consideration to our entire community's needs and wishes.

Sincerely,



Carrie Hansen

4760 Bittner St.

West Linn

City of West Linn

**Measure 3-358****Ballot Title****SALE OF PORTION OF CITY PARK LAND TO SCHOOL DISTRICT**

**QUESTION:** Shall the City sell 1.6 acres of Sunset Park to the West Linn/Wilsonville School District for \$483,000?

**SUMMARY:** This measure, if approved, would allow the sale of 1.6 acres of Sunset Park to the West Linn/Wilsonville School District for the amount of \$483,000. The School District has indicated that Sunset Primary School needs to be replaced soon and that it's the District's desire to maintain the school at its current location, provided that the School District's property at this location can be expanded. The City-owned Sunset Park property is adjacent to Sunset Primary School. Agreeing to sell a portion of Sunset Park to the School District would provide sufficient land to allow the District to keep Sunset Primary School at this location. The West Linn Charter requires that the sale of any park property be approved by a vote of the community. If this sale is approved by the voters, the City would commit to using the proceeds from the sale of this property for acquiring or developing parks for the use of the West Linn community.

**Explanatory Statement**

Voter approval is required for the sale of 1.6 acres of Sunset Park to the West Linn/Wilsonville School District for \$483,000 (Sunset Park is currently 5.1 acres).

The West Linn Charter Section 46 requires that the sale of any property owned by the City of West Linn and designated as a park be approved in advance by City voters. The West Linn City Council approved placing this measure on the May 18, 2010 ballot with a 5-0 vote.

This measure, if approved, would allow the sale of 1.6 acres of Sunset Park to the West Linn/Wilsonville School District. The School District has indicated that Sunset Primary School should be replaced soon. The School District would maintain Sunset Primary School at its current location, provided that the School District's property at this location could be expanded. The City-owned Sunset Park property is adjacent to Sunset Primary School. Agreeing to sell a portion of Sunset Park to the School District would provide sufficient land for the School District to keep Sunset Primary School at its current location.

The Sunset Neighborhood Association Neighborhood Plan includes a primary goal of keeping Sunset Primary School as an element of the Sunset neighborhood. If approved, the terms and conditions related to the sale would include Sunset neighbors in the school planning process, and would maximize recreational opportunities while preserving significant trees at the site. The City would use the property sale proceeds for acquiring or developing land for recreational use in West Linn.

In addition to this ballot measure, the West Linn City Council has also submitted for the May 18, 2010 election two related but separate ballot measures. One ballot measure would authorize the issuance of up to \$10.8 million in general obligation bonds to fund the land acquisition and to construct, furnish and equip a new police and court facility at the Parker Road location. The other ballot measure would annex 7.5-acres of real property located at 3332 and 3151 Parker Road. Voter approval is required for each of the ballot measures.

If the three ballot measures are approved, the City would:

- Sell a portion of Sunset Park to the West Linn/Wilsonville School District so Sunset Primary School could be replaced at its current location;
- Purchase the Parker Road property being annexed; and
- Construct a new police and court facility on a portion of the annexed property.

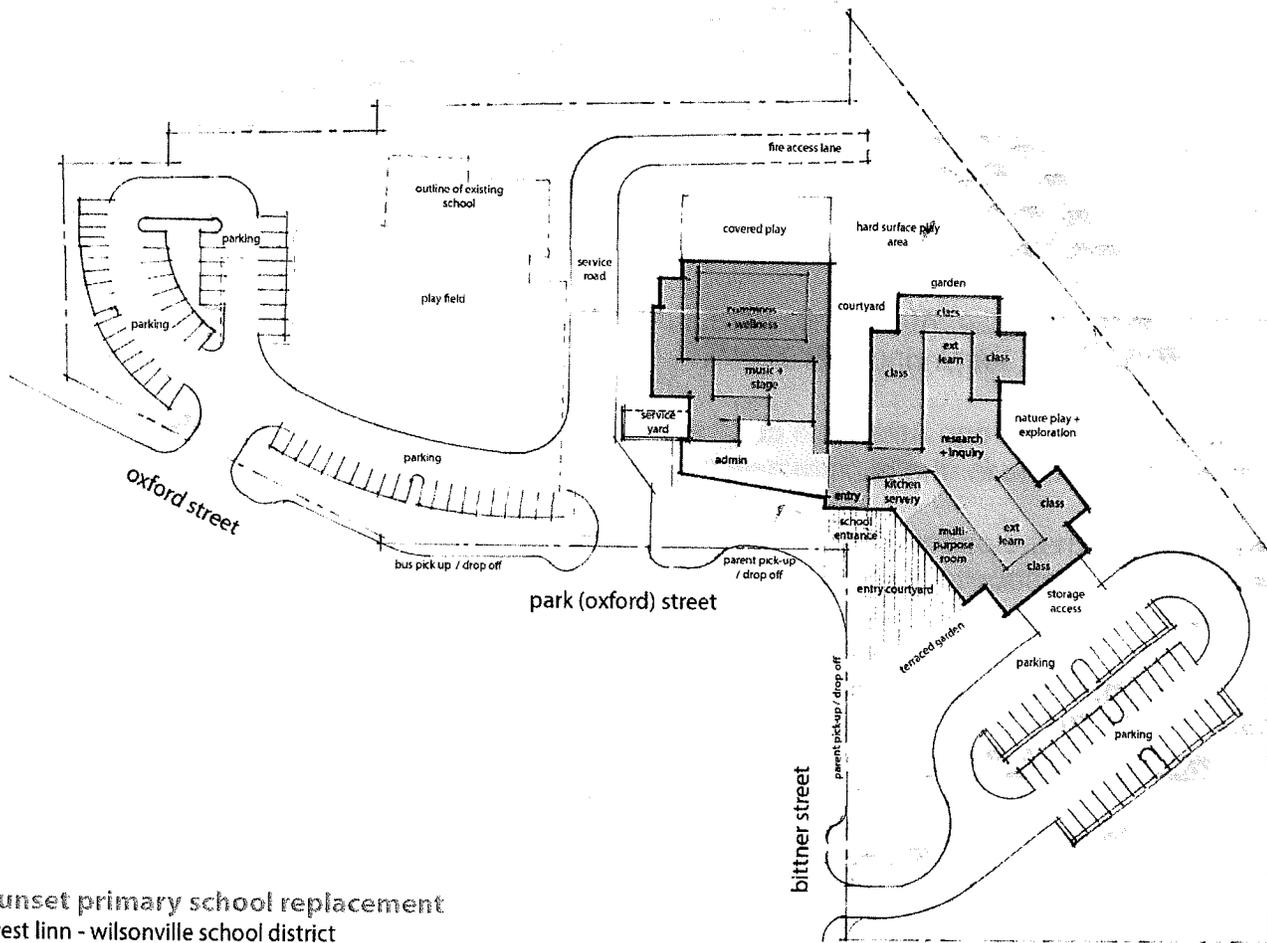
Voters can learn more about this ballot measure online at <http://westlinnoregon.gov>.

*(This information furnished by Tina Lynch, City of West Linn.)*

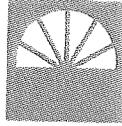
**NO ARGUMENTS WERE FILED  
IN FAVOR OR IN OPPOSITION  
TO THIS MEASURE.**



# West Linn – Wilsonville Schools



sunset primary school replacement  
west linn - wilsonville school district



## West Linn – Wilsonville Schools

August 10, 2015

Dear Neighbor:

You are personally invited to join the West Linn – Wilsonville School District for informational meeting about the proposed replacement of Sunset Primary School. It is important to the District that we interact with our neighbors such that you are fully aware of the conditions that are being designed for the new community school.

Please join us Thursday, August 20, 2015, 5:30 PM at the Sunset Primary School at 2351 Oxford Street, West Linn, OR 97068.

Meet with the District and Architects to go over the conceptual site plan. We will also talk about our schedule for the construction process.

You will be given the opportunity to meet and talk with the professionals that are managing the construction project for the school district; and exchange contact information.

For further information, please contact Amy Berger, West Linn-Wilsonville School District 503-673-7977, [bergera@wlwv.k12.or.us](mailto:bergera@wlwv.k12.or.us); or visit us on the web at <http://www.bond.wlvv.k12.or.us/domain/1992>

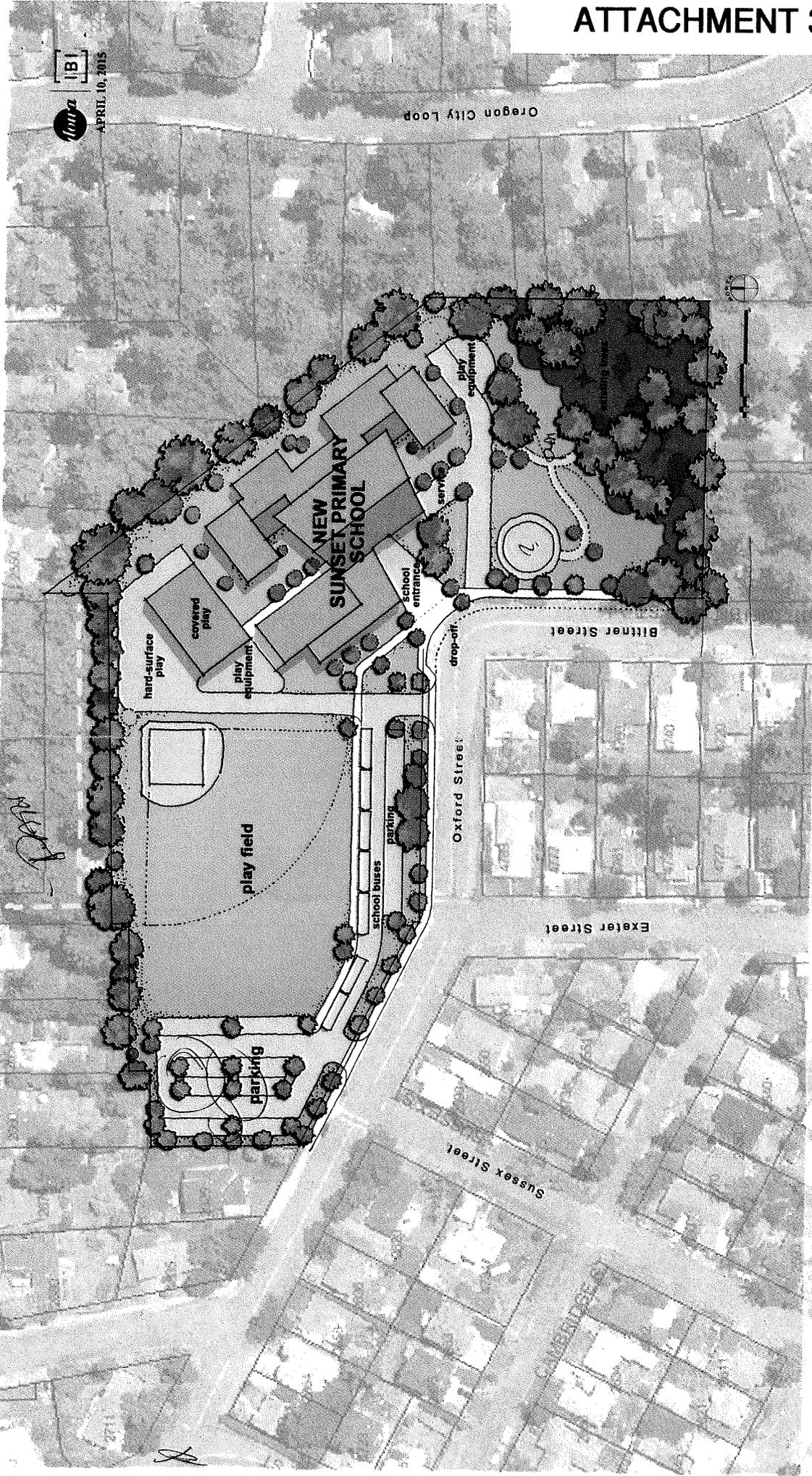
Hope to see you then,

Best Regards,

Remo Douglas, Project Manager

100% IB  
APRIL 10, 2015

Oregon City Loop



# DESIGN CONCEPT • NEW SUNSET PRIMARY SCHOOL

50 APPROX 700,000 WEST LINN WILSONVILLE SCHOOL DISTRICT & US MAX STUDENT  
BUDGET 700,000 BULL DATA - NOVEMBER & AUG 2017

**Special Sunset Neighborhood Association Meeting Minutes**

March 9, 2010

Location: West Linn City Hall, Council Chambers

**CALL TO ORDER**

Troy Bowers, President of the Sunset Neighborhood Association (SNA), called the meeting to order at 7:05 p.m.

**PRESENT**

29 members and 2 guests- Chris Jordan, City Manager; Keith Steele, West Linn - Wilsonville School Board.

The meeting attendance sign-in sheet is in our files and is available upon request.

**NO SECRETARY OR TRESURER REPORT GIVEN.**

**SUNSET SCHOOL DISCUSSION:**

Troy Bowers began the meeting by giving a history of the task force that was organized to determine the best location for the Sunset School. The prior task force's recommendation was to move the school to the Oppenlander property on Rosemont Rd. because that site has ten acres which met the School District's standard site size. However, the majority of Sunset neighbors canvassed was strongly opposed to this plan, and asked the School Board to work with us in order to find a compromise that would allow the school to remain at the Oxford St. location. Accordingly, a second task force was convened. They recommended that the school should stay at its current location, and acknowledged that the school may need a portion of Sunset Park to allow for construction staging, and to allow students to be educated in the current building while the new school is constructed adjacent to it. The School District Administrator supported this recommendation and the School Board approved moving forward towards this end.

Troy pointed out that one of the goals of the Sunset Neighborhood Plan is to keep the school at its current location as it is a centrally defining feature and asset to the neighborhood and because the vast majority of the residents appear to want it to remain here. He also pointed out the historic, current and future value of having the park and school facilities collocated and the synergy of the two assets supporting each other for the neighborhood and the City as a whole.

**Concerns brought up:**

- Location of playground
- If school doesn't need all of the 1.6 acres of park then will they maintain it as park land?
- Size and location of fences around the new school property
- Noise abatement
- Easements to Oregon City Loop and Oregon City Blvd. – will those still be available?
- If a new school cannot be built at the Oxford Street location, and the district decides to sell all of its property and the city doesn't want to buy it, will the school district then sell the land to the highest bidder?

- Will the new design provide enough parking to accommodate the staff plus visitors and guests?
- What is our assurance that the school will not use the newly acquired land for a parking lot?
- How will this affect the existing wading pool and play structure?

There was very good discussion on the above items at this site concept stage, and it was agreed the neighborhood would participate in the School District's process as things move forward and work with the School District and City to manage these and other interests to achieve the compromises which best serve the overall community and stakeholders. The City and School District representatives at the meeting were very supportive of further collaboration to manage these interests together.

Following the above discussions, a motion was passed 28 -1 as follows;

*"The Sunset Neighborhood Association supports the City taking necessary action, including the sale of a portion of Sunset Park, to keep Sunset Primary School in its current location."*

This motion is essential to support for the passage of the bond measure on May 18, 2010. Representatives from our neighborhood will be visiting other neighborhood association meetings to educate others as to the need for some park space to keep Sunset at Sunset.

Informational Campaign Resources and how you can learn more about the trio of ballot measures:

- Online: <http://westlinnoregon.gov/policestation>
- Twitter: #wlpolicestation
- Phone: Bridget Saladino @ 503/723-2525

## ADJOURNMENT

With no further business before the SNA, the President adjourned the meeting at 8:43pm.

**\*\*Next meeting will be Tuesday, April 27th 2010\*\***

Respectfully submitted by Doreen Vokes, Secretary of the SNA.

## SNA OFFICERS

President,	Troy Bowers	503-703-7303	<a href="mailto:bowerst@msa-ep.com">bowerst@msa-ep.com</a>
Vice President,	John Sramek	503-320-2077	<a href="mailto:johns@jsremodel.com">johns@jsremodel.com</a>
Secretary/Treasurer,	Doreen Vokes	503-650-2072	<a href="mailto:dsekov@msn.com">dsekov@msn.com</a>

For association info and meeting minutes, or for general city information, visit [www.westlinnoregon.gov](http://www.westlinnoregon.gov) \*\*\*please note new web site address\*\*\*

April 3, 2016

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

Sunset Primary School plan



To Planning Commissioners:

It recently came to my attention that the Sunset Primary School plan is to keep children in the current Sunset Primary School while starting construction next the school. I feel strongly about offering my voice to this plan given my current situation. I live directly next to the Lake Oswego/Tigard Water Plant construction site and have experienced firsthand what the noise and distraction of such a plan entails. We have lived in our current home for just over two years while the construction has been ongoing. Not only is it a nuisance but I have to reiterate the constant noise. There is continual banging, drilling, yelling, jack hammering. Not to mention the vibration and sudden shocks of movement to our house. I cannot imagine asking children to attend school and focus under such circumstances. The vibrations are so violent that we have had a professional foundation specialist inspect our house for damage caused by the movement entailed. I feel that the impact of the noise is being completely overlooked at this point. It is completely absurd to ask the teachers to fulfill their jobs under those circumstances. Not only is the noise a problem but the distraction of the machinery as well. It's hard to focus when there is constant movement happening just outside the window. If my children were enrolled at Sunset Primary School I would move them to another school under these circumstances. I feel strongly that this plan needs to be revisited and given some serious thought. Feel free to come and spend a couple hours next to the water plant construction to get an idea. I seriously hope you reconsider the current plan and keep in mind the children and teachers that would be affected at the school.

Sincerely,

A handwritten signature in cursive script that reads "Christine Wilson".

Christine Wilson

4177 Mapleton Dr.

West Linn, OR 97068

West Linn Planning Commission

West Linn City Hall

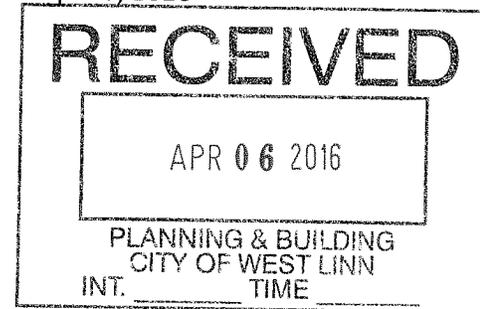
22500 Salamo Road

West Linn, Oregon 97068

Subject: Proposed Sunset Primary School development application

Reference file no: CUP-15-03/DR-15-17/VAR-15-01/02/03

April 6, 2016



Dear Commissioners,

Page ten of the application states: "Some commentary from neighbors state that the park was only to be used as 'staging' during construction and then returned to current status. If this was the case, the District could have negotiated a temporary construction easement....."

The March 09, 2010 Sunset Neighborhood Association meeting minutes (found on page 295 of the application) serve as the source of this 'staging' concept commentary. Note that all meeting minutes can be found on the neighborhood web page. To quote from the meeting minutes:

"Troy Bowers, President of the Sunset Neighborhood Association (SNA), called the meeting to order at 7:05 p.m.

PRESENT

29 members and 2 guests- Chris Jordan, City Manager; Keith Steele, West Linn - Wilsonville School Board. The meeting attendance sign-in sheet is in our files and is available upon request.

NO SECRETARY OR TRESURER REPORT GIVEN.

SUNSET SCHOOL DISCUSSION:

Troy Bowers began the meeting by giving a history of the task force that was organized to determine the best location for the Sunset School. The prior task force's recommendation was to move the school to the Oppenlander property on Rosemont Rd. because that site has ten acres which met the School District's standard site size. However, the majority of Sunset neighbors canvassed was strongly opposed to this plan, and asked the School Board to work with us in order to find a compromise that would allow the school to remain at the Oxford St. location. Accordingly, a second task force was convened. They recommended that the school should stay at its current location, and acknowledged that the school may need a portion of Sunset Park to allow for construction staging, and to allow students to be educated in the

current building while the new school is constructed adjacent to it. The School District Administrator supported this recommendation and the School Board approved moving forward towards this end. Troy pointed out that one of the goals of the Sunset Neighborhood Plan is to keep the school at its current location as it is a centrally defining feature and asset to the neighborhood and because the vast majority of the residents appear to want it to remain here. He also pointed out the historic, current and future value of having the park and school facilities collocated and the synergy of the two assets supporting each other for the neighborhood and the City as a whole.

Concerns brought up: • Location of playground • If school doesn't need all of the 1.6 acres of park then will they maintain it as park land? • Size and location of fences around the new school property • Noise abatement • Easements to Oregon City Loop and Oregon City Blvd. – will those still be available? • If a new school cannot be built at the Oxford Street location, and the district decides to sell all of its property and the city doesn't want to buy it, will the school district then sell the land to the highest bidder? • Will the new design provide enough parking to accommodate the staff plus visitors and guests? • What is our assurance that the school will not use the newly acquired land for a parking lot? • How will this affect the existing wading pool and play structure?

There was very good discussion on the above items at this site concept stage, and it was agreed the neighborhood would participate in the School District's process as things move forward and work with the School District and City to manage these and other interests to achieve the compromises which best serve the overall community and stakeholders. The City and School District representatives at the meeting were very supportive of further collaboration to manage these interests together. Following the above discussions, a motion was passed 28 -1 as follows; "The Sunset Neighborhood Association supports the City taking necessary action, including the sale of a portion of Sunset Park, to keep Sunset Primary School in its current location." This motion is essential to support for the passage of the bond measure on May 18, 2010.

SNA OFFICERS

President, Troy Bowers 503-703-7303 bowerst@msa-ep.com

Vice President, John Sramek 503-320-2077 johns@jsremodel.com

Secretary/Treasurer, Doreen Vokes 503-650-2072 dsekov@msn.com"

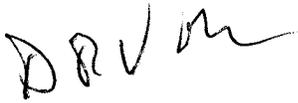
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This 'staging concept' was then propagated exponentially throughout this community after the meeting by the 29 members in attendance. The March, 2012 concept plan displayed at Sunset School further substantiates this concept, especially for those who attended the March 9 SNA meeting.

Neighborhood associations are sanctioned by Oregon law, and consequently are viewed by many as reliable conduits for the transfer of information between the guests and the general public. Many citizens volunteer their time to keep these entities alive and as a functioning part of our local government communication system. It is therefore hoped that business conducted at these meeting be at a high ethical standard.

It is in this spirit that open dialog can continue between the school district and the neighborhood association. We thank them for attending the above meeting and look forward to continued participation. Hopefully this memo clears up any misunderstanding or confusion regarding the staging concept.

Regards,



Douglas R. Vokes

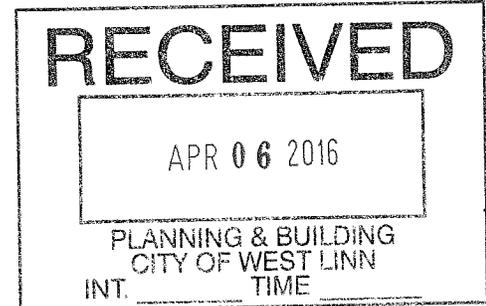
4972 Prospect St

West Linn, OR 97068

Anne Buck  
abuckfiddy50@gmail.com

April 4, 2016

Re: File No. CUP-15-03/DR-15-17/VAR-15-01/02/03  
Sunset Primary school development application



Dear Planning Commissioners,

I recently was a bit shocked to hear from some of my neighbors that there is a different plan being considered for the development of the new Sunset Primary school than what was in the original discussions and planning. The new plan that requires taking away additional acreage from Sunset Park is unacceptable, and the City knew early on that the community did not want to lose that portion of the park, which is also one of the reasons they were looking for other options for developing Sunset. I attended a few of the Sunset Neighborhood Association meetings back in 2008 and 2009 when the task force was being put into place and plans were being drawn. I do not recall from those meetings or from the final plans that were presented in the ballot measure that the current section of the park would be used permanently for new parking development. I specifically recall looking closely at the plan in the ballot measure to be sure that the plan was consistent with how I had understood it explained in the meetings. I do recall at one of the meetings I attended, there was a representative from the Task Force, I believe from Wilsonville School District, and he mentioned that a section of the park would be used during the construction period but that would only be a temporary use, and it would then be restored back to its natural state. Please understand, I am not objecting to the redevelopment of the Sunset school at all. On the contrary, as a long time resident (2 of my sons who graduated from WLHS, went to Sunset, as did their aunt) I was really excited about the fact that we would be preserving this part of West Linn heritage and be able to continue the tradition of having a within-the-neighborhood educational opportunity for many more generations to come.

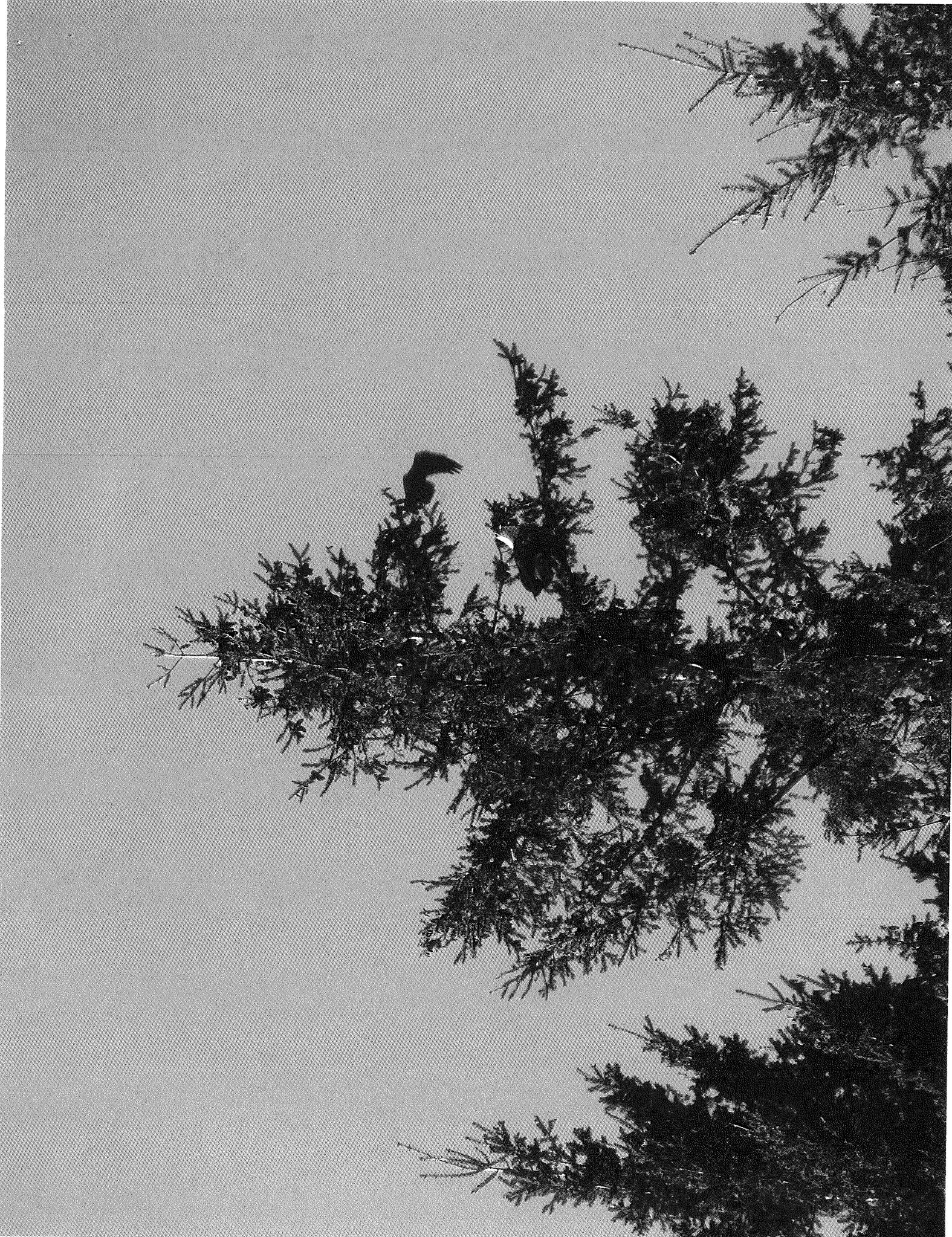
On a final note, I would also like to note that the Park itself has been a habitat for many wildlife species, including eagle sightings as recent as last summer. Should the new plans be implemented - including putting in a water swell- this would further jeopardize Sunset Park's current ecosystem by endangering the old growth trees and taking away an integral part of all of us - this natural peaceful place that we call home.

Respectfully,

Anne Buck  
2208 Long St.  
West Linn, OR 97068

Enclosed: Two photos of Eagle in Sunset Park

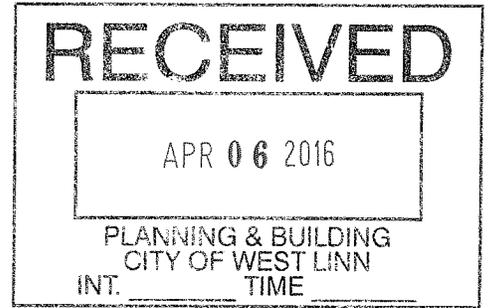




April 6, 2016

To the West Linn Planning Commission:

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



These two pages of petition are in addition to the petition turned in for the March 16, 2016 planning commission hearing. The map represents some of the areas of the signatures on the two petition pages.

Combined with the earlier pages of petition signatures, this represents approximately 246 signatures of the Sunset neighborhood.

**TO: City of West Linn Planning Commission**

**RE: Sunset Primary School New Building Application and Public Hearing**

- We the undersigned do not think the proposed new Sunset Primary School is a good design with the additional parking lot and large Bio-swale in the open greenspace area of our neighborhood and forest environment.
- We are not opposed to having a new school.
- We are in favor of a smart and environmentally-friendly school design to preserve our beloved community area of Sunset.
- We are very concerned about changing the forest landscape, park, and ambience of our neighborhood.
- According to the school application arborist report, this design can create further *mature* Douglas fir tree loss, next to the proposed new school, as well as next to the Bio-swale.
- This proposed design would have a permanent and detrimental effect on Sunset, taking the highly used and enjoyed neighborhood area and rendering it unusable and unsightly, thus decreasing the quality of life in our community as a whole.

Printed Name	Signature	Address (needed for standing)
Carol Lipot	<i>Carol Lipot</i>	4701 Exeter St, West Linn, OR 97068
Kelsey McFall	<i>Kelsey McFall</i>	4667 Exeter St. West Linn, OR 97068
Kathleen McFall	<i>Kathleen McFall</i>	4667 Exeter St
Sarah Fener	<i>Sarah Fener</i>	4573 Exeter St
Kevin Jarvis	<i>Kevin Jarvis</i>	4573 Exeter St
Alex Kimble	<i>Alex Kimble</i>	2160 Long St West OR 97068
Berky Geinas	<i>Berky Geinas</i>	2150 Long St WEST LINN OR 97068
SCOTT GEINAS	<i>Scott Geinas</i>	2150 Long St WEST LINN OR 97068
Lee Gamble	<i>Lee Gamble</i>	2130 Long St 97068
Janeet Khusman	<i>Janeet Khusman</i>	2170 Longst West Linn OR 97068
Andrew Douglas	<i>Andrew Douglas</i>	22940 Clark St West Linn OR 97068
Jennifer Douglas	<i>Jennifer Douglas</i>	22940 Clark St. West Linn, OR 97068
Chance Thompson	<i>Chance Thompson</i>	2110 Long St, West Linn OR 97068
Kelley Malcolm	<i>Kelley Malcolm</i>	4971 Summit St. West Linn 97068
Mickey Walton	<i>Mickey Walton</i>	4840 Summit St West Linn OR 97068
W. Fitch Tucker	<i>W. Fitch Tucker</i>	4835 Bonnet Dr. WL. 97068
Jatin Gandhi	<i>Jatin Gandhi</i>	2462 Southslope Way WL 97068
Makayla Kubel	<i>Makayla Kubel</i>	4425 Spruwell St West Linn 97068
Jammy Seibel	<i>Jammy Seibel</i>	4858 KINGSVIEW AVE WEST Linn 97068
Heather Snyder	<i>Heather Snyder</i>	2100 TUMWATER
JIMMIE A. BROWN	<i>Jimmie A. Brown</i>	2543 TOPS ST WEST LINN 97068
ANNEM BUCK	<i>Annem Buck</i>	2208 Long St. West Linn 97068

**TO: City of West Linn Planning Commission**

**RE: Sunset Primary School New Building Application and Public Hearing**

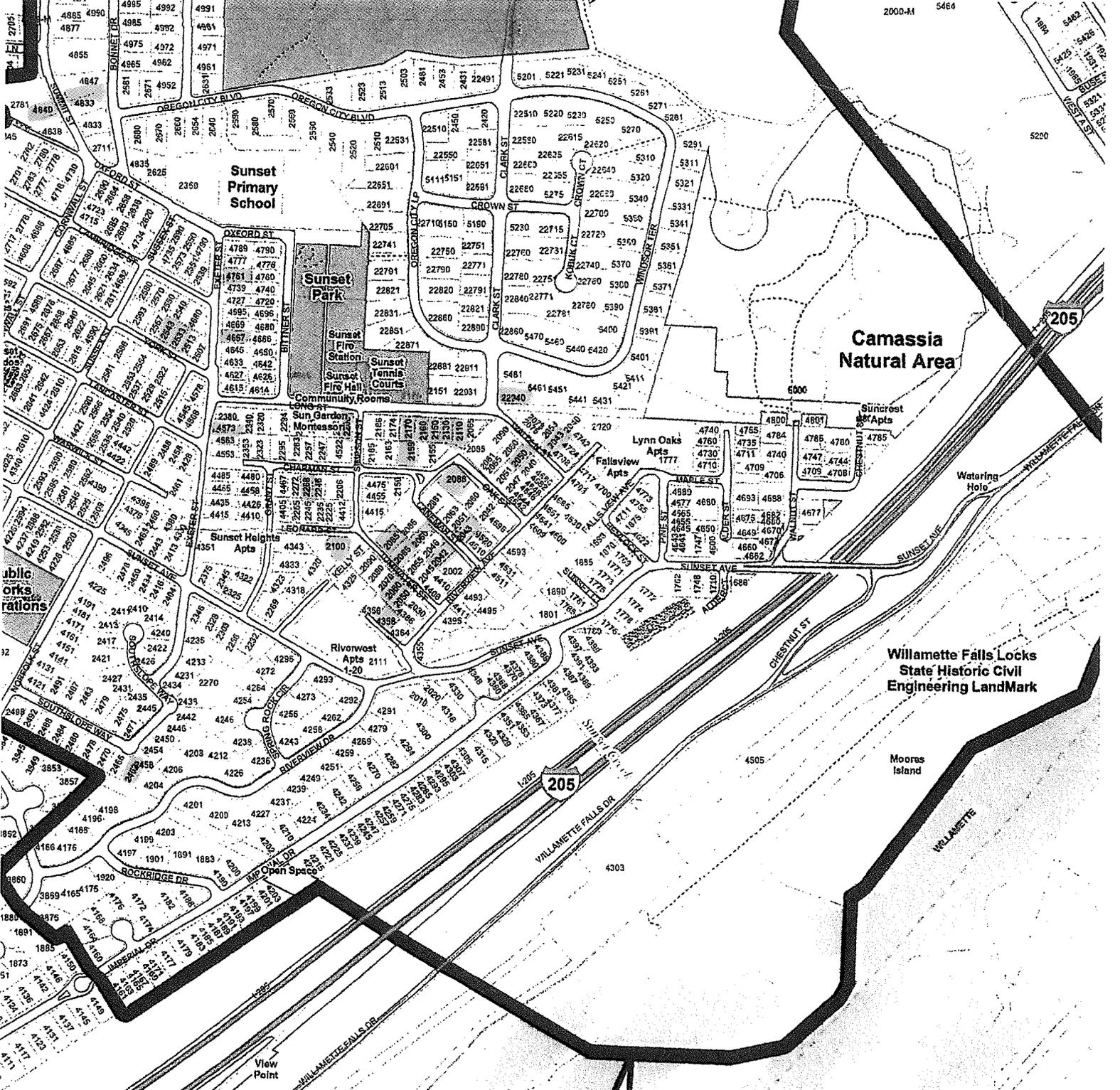
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Printed Name

Signature

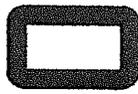
Address (needed for standing)

Woodrow W. Maxwell	Woodrow W. Maxwell	2208 Long St West Linn	97068
Alicia Hernandez	Alicia Hernandez	2268 Chapman St	97068
Troy Warrand	Troy Warrand	3105 Summerlawn Dr	West Linn 97068
Renee Abbora	Renee Abbora	2913 Winkelman Way	97068
Kristin Valerius	Kristin Valerius	2917 Winkelman Way	97068
Elizabeth McNamara	Elizabeth McNamara	19444 Wilderness Dr.	West Linn
Wesley Nagai	Wesley Nagai	2150 Chapman St	West Linn
Althia C. Spemore	Gloria C. Spemore	2159 Chapman St	West Linn
Bobby D. Spemore	Bobby D. Spemore	2159 Chapman St	West Linn, OR, 97068
Dobert Crony	Dobert Crony	2088 Oak St.	West Linn, OR
Joyce Creve	Joyce Creve	2088 Oak St	West Linn, OR
Pam Burton	Pam Burton	2075 Oak St	West Linn, OR 97068
Clyde Burton	Clyde Burton	2075 Oak St	West Linn, OR 97068
Brene White	Brene White	2060 Oak St.	West Linn, OR, 97068
Andrea Kelley	Andrea Kelley	2060 Oak St	West Linn, OR 97068
Gwenie Kelley	Gwenie Kelley	2060 Oak St	West Linn, OR 97068
Ervin Huk	Ervin Huk	2047 Oak St.	97068
John A Biegger	John A Biegger	2043 Walden St	West Linn, OR 97068
Deborah Perry	Deborah Perry	2050 Walden St	West Linn, OR 97068
Jim Perry	Jim Perry	2050 Walden St	West Linn, OR, 97068
Shanice N. Vial	Shanice N. Vial	4661 Riverside Ave.	West Linn 97068



# Sunset Neighborhood Association

## Map Legend

 Sunset Neighborhood

- City Property by Type**
-  Park
  -  Open Space With Trees
  -  Open Space Natural

Public Parks  
 Tanner Creek Falls  
 Dan Davies Recycling Center  
 View Point  
 Sun Garden Montessori  
 Lynn Oaks Apts  
 Fallsview Apts  
 Sunset Heights Apts  
 Riverwest Apts  
 Suncroft Apts  
 Watering Hole  
 Willamette Falls Locks State Historic Civil Engineering LandMark  
 Moores Island