




CITY OF
West Linn

Memorandum

Date: January 9, 2009

To: Chris Jordan, City Manager

From: Chris Kerr, Senior Planner 

Subject: School District/Erickson property annexation application
(ANX 08-01)

The public hearing for this Step One annexation petition is scheduled for the January 12, 2009 City Council meeting (*Agenda Bill 09-01-12C*). Unfortunately, due to issues related to the recent winter storm event, the newspaper did not publish the hearing notice for the Council meeting. Based on this lack of newspaper notice, Staff is recommending that the Council formally continue the item until the January 26th meeting to allow for proper notice in the paper.

All other notification requirements (500' mailing, posting property, etc.) have been completed. Staff discussed the issue with the applicant, who expressed their agreement with the continuance. Additionally, Staff has notified those parties that have expressed an interest in this application about the continuance.

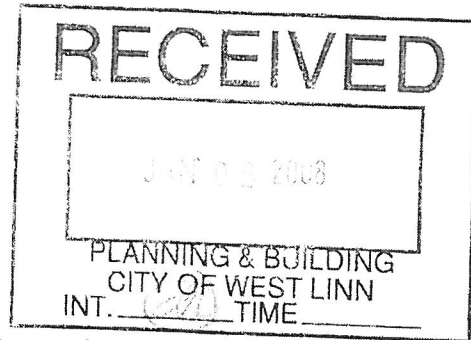
For the record, I am also attaching all written comments received on this matter since the staff report was prepared.

Attachments

January 2, 2009

West Linn Mayor Patti Galle and City Councilors
22500 Salamo Road #600
West Linn, Oregon 97068

RE: Agenda Item 09-01-12B
West Linn Wilsonville School District, Erickson Property Annexation



Honorable Mayor Galle and Council,

Enclosed please find the Hidden Springs Neighborhood Association's Erickson School Site Zoning Resolution dated January 1, 2009 and the Hidden Springs Neighborhood Association's Erickson School Site Annexation Conditions Resolution dated January 1, 2009.

Your consideration of these resolutions when addressing Agenda Item 09-01-12B would be greatly appreciated.

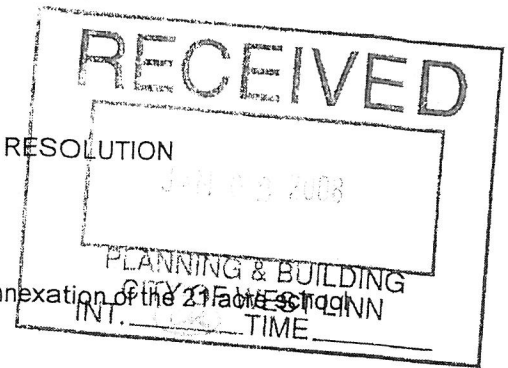
Sincerely,

A handwritten signature in cursive script, appearing to read "Lynn Fox".

Lynn Fox, President
Hidden Springs Neighborhood Association
PO Box 236
Marylhurst, Oregon 97036
(503)655-6347

Enclosures

ERICKSON SCHOOL SITE ANNEXATION CONDITIONS RESOLUTION



WHEREAS, The West Linn Wilsonville School District has requested annexation of the Erickson School site, and

WHEREAS, the site is identified in the West Linn Surface Water Management Plan (WLSWMP), dated May 23, 2006 as a "well-vegetated upper reach originating in an ash forest on school district lands and flowing through mixed forest in Hidden Springs open space," and

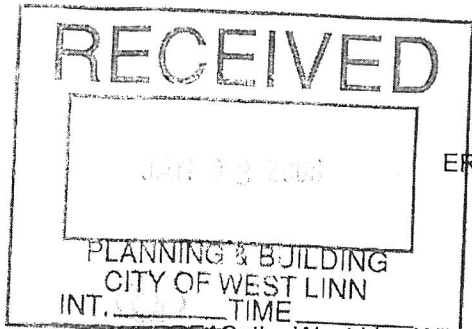
WHEREAS, Trillium Creek is identified as a cutthroat trout stream and further described as the "highest quality ridge canyon in [the] City" (Page 5-7 of the Plan.), and *Oncorhynchus clarki* (coastal cutthroat trout) is identified by the Federal Endangered Species Act as a species of concern, and

WHEREAS, this site is also identified in the WLSWMP as the site of two locally significant wetland sites called TR-01 and TR-02 in the Plan, and

WHEREAS, the WLSWMP calls for a naturally vegetated buffer system along all perennial streams and freshwater wetlands,

BE IT HEREBY RESOLVED that the Hidden Springs Neighborhood Association urges the City to condition annexation on preservation of these wetlands and the stream with a buffer of 100 feet of natural vegetation plus an additional 15 foot structural setback pursuant to Community Development Code (CDC) Chapter 32, Natural Drainageway Protection, Table 32-1.

Dated this 1st day of January, 2009.



ERICKSON SCHOOL SITE ZONING RESOLUTION

WHEREAS, the West Linn Wilsonville School District has requested annexation of the 21 acre school site commonly referred to as the Erickson School site,

WHEREAS, the West Linn Wilsonville School District had previously purchased property on Dollar Street for use as school property, had the property annexed into the City for use as a school and subsequently sold the property to a developer for development as single family residential.

WHEREAS, if the Erickson School site property is annexed into the City, the West Linn Wilsonville School District is not bound to use the property as a school and may sell the property to a private developer for single family residences , and

WHEREAS, in order to build a school the West-Linn Wilsonville School District must obtain a conditional use permit regardless of the density imposed by zoning, the Hidden Springs Neighborhood Association opposes a zoning designation for the property more dense than R-40.

BE IT HEREBY RESOLVED that the Hidden Springs Neighborhood Association urges that the City Council base annexation of the property on the condition the property is used as a school, but in the event it is sold to a private party the zoning of this property be no less than R-40 (one dwelling per 40,000 square feet).

Dated this 1st day of January, 2009