

**STAFF REPORT
PLANNING MANAGER DECISION**

DATE: July 29, 2015

FILE NO.: DR-15-10

REQUEST: Class I Design Review for a single story 1,160 square foot concession, restroom and team room on Rosemont Middle School property

PLANNER: Peter Spir, Associate Planner

 Planning Manager

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GENERAL INFORMATION

OWNER/ APPLICANT:	Tim Woodley, Director of Operations West Linn-Wilsonville School District 2755 SW Borland Road Tualatin, OR 97062
CONSULTANT:	Keith Liden, AICP 319 SW Washington Street, Suite 914 Portland, OR 97204
SITE LOCATION:	20001 Salamo Road
SITE SIZE:	21.38 acres
LEGAL DESCRIPTION:	Assessor's Maps and Tax Lot - 2S 1E Section 26A, TL 701
COMP PLAN DESIGNATION:	Residential
ZONING:	R-10, Single Family Residential
APPROVAL CRITERIA:	Community Development Code (CDC) Chapter 55, Design Review; Chapter 11, R-10
120-DAY RULE:	The application declared complete on July 9, 2015. The 120-day period ends on October 27, 2015.
PUBLIC NOTICE:	Notice was mailed to property owners within 300 feet of the subject property and all Neighborhood Associations on July 14, 2015. A sign was placed on the property on July 10, 2015. The notice was also posted on the City's website. Therefore, public notice requirements of CDC Chapter 99 have been met.

EXECUTIVE SUMMARY

The application is for a Class I Design Review, per CDC 55.020(A) to construct a single story 1,160 square foot building to house a concession, restroom and team room on Rosemont Middle School property. The building will be northwest of, and adjacent to, the softball diamond.

The applicable CDC Chapters include:

- Chapter 55, Design Review, criteria in Section 55.090
- Chapter 19, General Commercial (GC) zoning district

Public comments:

Staff received written comments from Kent Seida dated July 23, 2015.

DECISION

The Planning Manager (designee) approves this application (DR-15-10), based on: 1) the findings submitted by the applicant, which are incorporated by this reference, and 2) supplementary staff findings included in the Addendum below. With these findings, the applicable approval criteria are met.

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

Peter Spir

PETER SPIR, Associate Planner

July 29, 2015

DATE

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

Mailed this 29th day of July, 2015.

Therefore, the 14-day appeal period ends at 5 p.m., on August 12, 2015.

**ADDENDUM
APPROVAL CRITERIA AND FINDINGS
DR-15-10**

Staff recommends adoption of the findings for approval contained within the applicant's submittal, with the following exceptions and additions:

Chapter 55, DESIGN REVIEW

55.020 CLASSES OF DESIGN REVIEW

A. Class I Design Review. The following are subject to Class I Design Review:

...

8. Other land uses and activities may be added if the Planning Director makes written findings that the activity/use will not increase off-site impacts and is consistent with the type and/or scale of activities/uses listed above.

Staff Finding 1: The proposed building that includes restroom/team room and concession stand are all accessory uses to the approved conditional use. The proposed accessory uses will serve functions for the athletes using the facility or for the public attending the events. These uses/activities are consistent with the classes of a type I review and do not increase off site impacts.

55.090 APPROVAL STANDARDS – CLASS I DESIGN REVIEW

The Planning Director shall make a finding with respect to the following criteria when approving, approving with conditions, or denying a Class I design review application:

A. The provisions of the following sections shall be met:

1. CDC 55.100(B)(1) through (4), Relationship to the natural and physical environment, shall apply except in those cases where the proposed development site is substantially developed and built out with no remaining natural physical features that would be impacted.

Staff Finding 2: All work associated with this application will occur in areas that are already fully built out. The site contains no existing heritage trees, significant trees, tree clusters or natural features that will be impacted as a result of this application. This criterion does not apply.

2. CDC 55.100(B) (5) and (6), architecture, et al., shall only apply in those cases that involve exterior architectural construction, remodeling, or changes.

Staff Finding 3: This application involves the construction of a building; therefore the criterion applies and is addressed in Staff Findings 4 and 5 below.

55.100(B)

5. There shall be adequate distance between on-site buildings and on-site and off-site buildings on adjoining properties to provide for adequate light and air circulation and for fire protection.

Staff Finding 4: The single story (17' 9.5" tall) building will not impede light and air circulation and allows access to fire services. TVFR has commented that the building site is accessible to fire apparatus. The structure is located 373 feet from the house at 21895 Salamo Road and 400 feet from the townhome at 2011 Hoodview Avenue. Staff finds this meets the criteria for adequate distance between buildings.

6. Architecture.

a. The proposed structure(s) scale shall be compatible with the existing structure(s) on site and on adjoining sites. Contextual design is required. Contextual design means respecting and incorporating prominent architectural styles, building lines, roof forms, rhythm of windows, building scale and massing of surrounding buildings in the proposed structure. The materials and colors shall be complementary to the surrounding buildings.

(....)

Staff Finding 5: The single story 17' 9.5" tall building is of concrete masonry unit (CMU) construction with a shed style roof. This low profile, sloping roof and proposed earth tone paint scheme positively reflect the architectural style and look of the nearby school. Staff finds the small size of the building integrates well with the human scale.

Compliance with the transparency (windows) requirements (55.100(B)(6)(e)) is waived due to functional constraint exception to the transparency standard. The privacy requirements of a restroom and team room support approval of the exception because the windows are not practical or functional.

Compliance with the TPR standards (55.100(B)(7)) are waived per 55.100(B)(7)(i) which states *"These architectural standards shall apply to public facilities such as reservoirs, water towers, treatment plants, fire stations, pump stations, power transmission facilities, etc. It is recognized that many of these facilities, due to their functional requirements, cannot readily be configured to meet these architectural standards. However, attempts shall be made to make the design sympathetic to surrounding properties by landscaping, setbacks, buffers, and all reasonable architectural means"*.

Relating to TPR, the rest room and concession is accessory to existing sports facilities which determines its location. A location nearer to Salamo Road is not practical or reasonable.

3. Pursuant to CDC 55.085, the Director may require additional information and responses to additional sections of the approval criteria of this section depending upon the type of application.

Staff Finding 6: The applicant is required to respond to section 55.100(J)– Crime Prevention and Safety/Defensible Space and CDC 55.100(K) – Provisions for Persons with Disabilities (see Staff Findings 8 and 9 below).

- B. An application may be approved only if adequate public facilities will be available to provide service to the property at the time of occupancy.

Staff Finding 7: All public facilities (sewer, water and storm) are in place and have served this site and building since it was built circa 1978.

J. Crime prevention and safety/defensible space.

1. Windows shall be located so that areas vulnerable to crime can be surveyed by the occupants.
4. The exterior lighting levels shall be selected and the angles shall be oriented towards areas vulnerable to crime.
6. Fixtures shall be placed at a height so that light patterns overlap at a height of seven feet which is sufficient to illuminate a person. All commercial, industrial, residential, and public facility projects undergoing design review shall use low or high pressure sodium bulbs and be able to demonstrate effective shielding so that the light is directed downwards rather than omni-directional. Omni-directional lights of an ornamental nature may be used in general commercial districts only.
7. Lines of sight shall be reasonably established so that the development site is visible to police and residents.

Staff Finding 8: The applicant proposes scone lights on the west, east and south elevations to illuminate the immediate area. The illumination from scone lights is directed along the building face and has no off site impact. The existing and previously approved stadium lights for the adjacent playing fields ensure that these activity areas are illuminated and readily observed. The lines of sight from Salamo Road and the parking lot meet requirements.

K. Provisions for persons with disabilities.

1. The needs of a person with a disability shall be provided for. Accessible routes shall be provided between all buildings and accessible site facilities. The accessible route shall be the most practical direct route between accessible building entries, accessible site facilities, and the accessible entry to the site. An accessible route shall connect to the public right-of-way and to at least one on-site or adjacent transit stop (if the area is served by transit). All facilities shall conform to, or exceed, the Americans with Disabilities Act (ADA) standards, including those included in the Uniform Building Code.

Staff Finding 9: The building's doorways and interiors are ADA accessible as well as the pedestrian and vehicular approaches from Salamo Road.

Chapter 11

SINGLE-FAMILY RESIDENTIAL DETACHED, R-10

11.060 CONDITIONAL USES

The following are conditional uses which may be allowed in this zoning district subject to the provisions of Chapter 60 CDC, Conditional Uses.

7. Schools.

Staff Finding 10: The Conditional Use Permit for the school was approved in 1997. This is an accessory use to the approved CUP. Only design review is required depending on the scale of the project.

11.070 DIMENSIONAL REQUIREMENTS, USES PERMITTED OUTRIGHT AND USES PERMITTED UNDER PRESCRIBED CONDITIONS

Except as may be otherwise provided by the provisions of this code, the following are the requirements for uses within this zone:

1. The minimum lot size shall be 10,000 square feet for a single-family detached unit.
2. The minimum front lot line length or the minimum lot width at the front lot line shall be 35 feet.
3. The average minimum lot width shall be 50 feet.
4. Repealed by Ord. 1622.
5. Except as specified in CDC 25.070(C) (1) through (4) for the Willamette Historic District, the minimum yard dimensions or minimum building setback area from the lot line shall be:
 - a. For the front yard, 20 feet; except for steeply sloped lots where the provisions of CDC 41.010 shall apply.
 - b. For an interior side yard, seven and one-half feet.
 - c. For a side yard abutting a street, 15 feet.
 - d. For a rear yard, 20 feet.
6. The maximum building height shall be 35 feet, except for steeply sloped lots in which case the provisions of Chapter 41 CDC shall apply.
7. The maximum lot coverage shall be 35 percent.

8. The minimum width of an accessway to a lot which does not abut a street or a flag lot shall be 15 feet.
9. The floor area ratio shall be 0.45. Type I and II lands shall not be counted toward lot area when determining allowable floor area ratio, except that a minimum floor area ratio of 0.30 shall be allowed regardless of the classification of lands within the property. That 30 percent shall be based upon the entire property including Type I and II lands. Existing residences in excess of this standard may be replaced to their prior dimensions when damaged without the requirement that the homeowner obtain a non-conforming structures permit under Chapter 66 CDC.
10. The sidewalk provisions of Chapter 43 CDC shall apply.

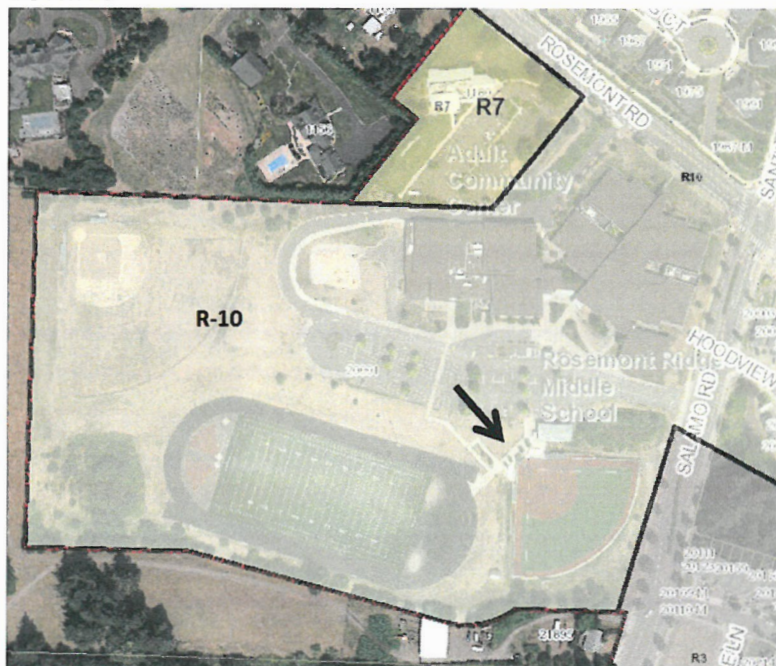
The lot size, in excess of 21 acres exceeds the 10,000 square foot minimum lot size of the R-10 zone. All lot dimensions exceed the required minimums. The front yard setback of 20 feet is met by a 234 foot setback to Salamo Road. The 7.5 foot side setback is met by a 383 foot setback to the property line to the south. The rear setback of 20 feet is met by a setback of 894 feet to the west.

The 35% maximum lot coverage is not exceeded with lot coverage of 11.5%. The FAR of all buildings after this addition is .11 which is less than the maximum allowed .45 The 17' 9.5" tall building does not exceed the allowable height of 35 feet.

LOCATION



ZONING



PD-1 AFFADAVIT OF NOTICE

AFFIDAVIT OF NOTICE

We, the undersigned do hereby certify that, in the interest of the party (parties) initiating a proposed land use, the following took place on the dates indicated below:

GENERAL

File No. DR-15-10 Applicant's Name TIM WOODLEY - WLWV SCHOOL DIST
Development Name Rosemont Ridge Middle School
Scheduled Meeting/Decision Date 7-28-15

NOTICE: Notices were sent at least 20 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

TYPE A

A. The applicant (date) _____ (signed) _____
B. Affected property owners (date) _____ (signed) _____
C. School District/ Board (date) _____ (signed) _____
D. Other affected gov't. agencies (date) _____ (signed) _____
E. Affected neighborhood assns. (date) _____ (signed) _____
F. All parties to an appeal or review (date) _____ (signed) _____

At least 10 days prior to the scheduled hearing or meeting, notice was published/posted:

Tidings (published date) _____ (signed) _____
City's website (posted date) _____ (signed) _____

SIGN

At least 10 days prior to the scheduled hearing, meeting or decision date, a sign was posted on the property per Section 99.080 of the Community Development Code.

(date) _____ (signed) _____

NOTICE: Notices were sent at least 14 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

TYPE B

A. The applicant (date) 7-14-15 (signed) S. Shroyer
B. Affected property owners (date) 7-14-15 (signed) S. Shroyer
C. School District/ Board (date) 7-14-15 (signed) S. Shroyer
D. Other affected gov't. agencies (date) _____ (signed) _____
E. Affected neighborhood assns. (date) 7-14-15 (signed) S. Shroyer
AK

Notice was posted on the City's website at least 10 days prior to the scheduled hearing or meeting.

Date: 7-14-15 (signed) S. Shroyer

STAFF REPORT mailed to applicant, City Council/Planning Commission and any other applicable parties 10 days prior to the scheduled hearing.

(date) _____ (signed) _____

FINAL DECISION notice mailed to applicant, all other parties with standing, and, if zone change, the County surveyor's office.

(date) 7-29-15 (signed) S. Shroyer

PD-2 NOTICE MAILING PACKET

**CITY OF WEST LINN
NOTICE OF UPCOMING
PLANNING MANAGER DECISION
FILE NO. DR-15-10**

The West Linn Planning Manager is considering a request to construct a single story 50 foot X 24 foot concession/restroom/team room facility northeast of the softball field at Rosemont Middle School. Class I Design Review is required.

The decision will be based on the approval criteria in chapters 55 of the Community Development Code (CDC). The approval criteria from the CDC are available for review at City Hall, at the City Library, and at <http://www.westlinnoregon.gov/cdc>.

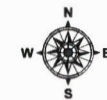
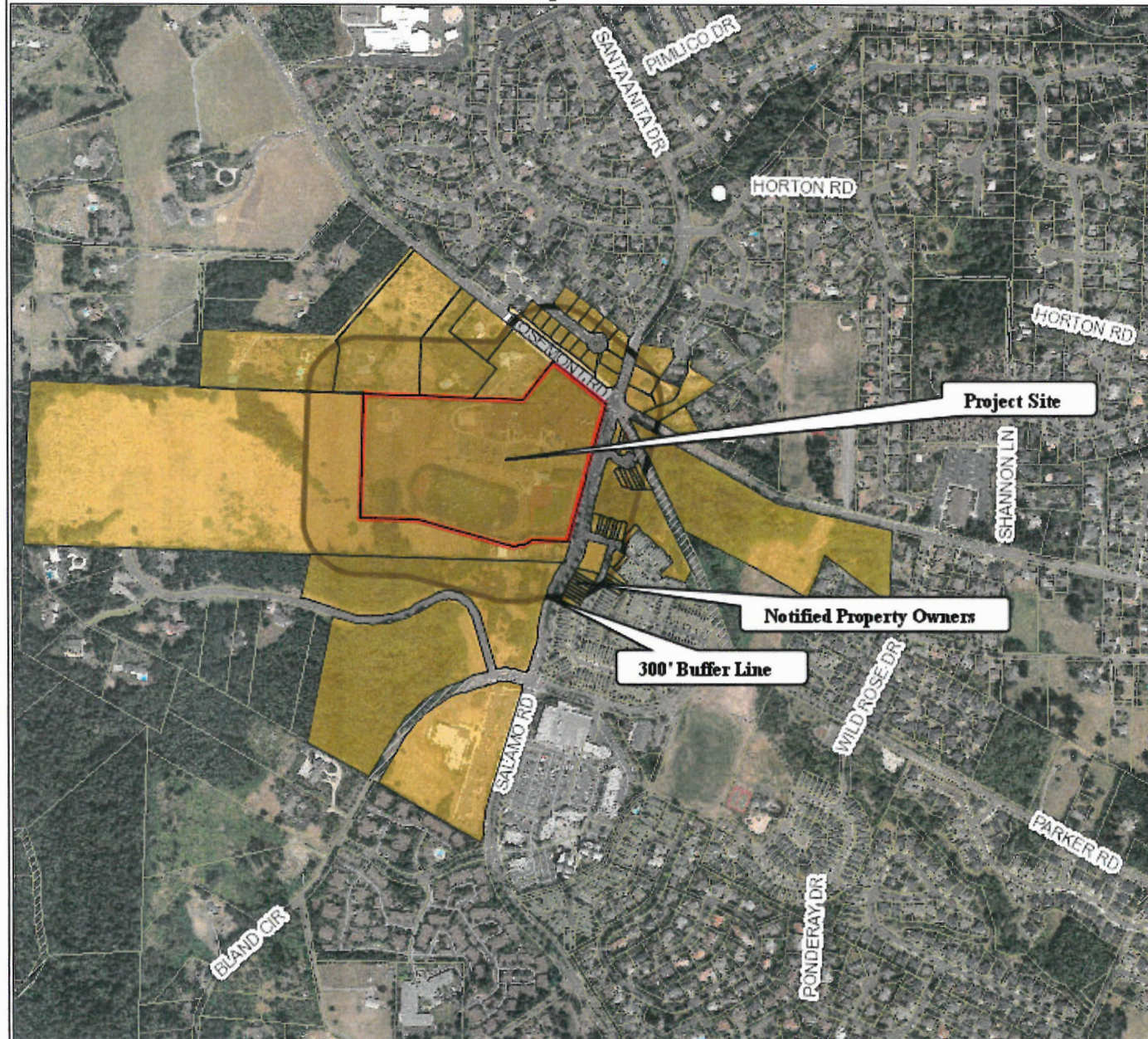
You have received this notice because County records indicate that you own property within 300 feet of this property (Tax Lot 701 of Clackamas County Assessor's Map 21E 26A) or as otherwise required by Chapter 99 of the CDC.

All relevant materials in the above noted file are available for inspection at no cost at City Hall, and on the city web site <http://westlinnoregon.gov/planning/20001-salamo-road-class-i-design-review-rosemont-ridge-middle-school> or copies may be obtained for a minimal charge per page. A public hearing will not be held on this decision. **Anyone wishing to present written testimony for consideration on this matter shall submit all material before 4:00 p.m. on July 28, 2015. Persons interested in party status should submit their letter along with any concerns related to the proposal by the comment deadline.** For further information, please contact Peter Spir, Associate Planner, City Hall, 22500 Salamo Rd., West Linn, OR 97068, (503) 723-2539, pspir@westlinnoregon.gov.

Any appeals to this decision must be filed within 14 days of the final decision date with the Planning Department. **It is important to submit all testimony in response to this notice. City Council will not accept additional evidence if there is an appeal of this proposal.** Failure to raise an issue in person or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue, precludes the raising of the issue at a subsequent time on appeal or before the Land Use Board of Appeals.

p:\devrvw\projects folder\projects 2015\dr-15-10-rosemont school concession stand/300 foot notice

20001 Salamo Road Notification Map



Scale 1:9,600 - 1 in = 800 ft
Scale is based on 8-1/2 x 11 paper size



Map created by: SSHROYER
Date Created: 13-Jul-15 11:56 AM

WEST LINN GIS

DISCLAIMER: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. Source: West Linn GIS (Geographic Information System) MapOptix.



CITY OF West Linn

PLANNING MANAGER DECISION 2015-07-28

PROJECT # DR-15-10

NOTICE DATE: MAIL 7/14/15 TIDINGS: N/A

CITIZEN CONTACT INFORMATION

To lessen the bulk of agenda packets, land use application notice, and to address the worries of some City residents about testimony contact information and online application packets containing their names and addresses as a reflection of the mailing notice area, this sheet substitutes for the photocopy of the testimony forms and/or mailing labels. A copy is available upon request.

PD-3 COMPLETENESS LETTER

sent



CITY OF West Linn

July 9, 2015

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

SUBJECT: Completeness Determination for Concession, Restroom, Team Room Building at
Rosemont Middle School (FILE: DR-15-10)

Dear Tim:

Your application was received on June 29, 2015 and found to be **complete**. The City has 120 days to exhaust all local review; that period ends on October 27, 2015.

Please be aware that a determination of a complete application does not guarantee a recommendation of approval from staff for your proposal as submitted – it signals that staff believes you have provided the necessary information for the Planning Manager to render a decision on your proposal.

Fourteen day public notice will be prepared and mailed. The notice will identify the earliest possible decision date by the Planning Manager.

Please contact me at 503-723-2539, or by email at pspir@westlinnoregon.gov if you have any questions or comments.

Sincerely,

Peter Spir

Peter Spir
Associate Planner

PD-4 APPLICANT'S SUBMITTAL

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>Peter Spiv</i>	PROJECT No(s). <i>DR-15-10</i>	
NON-REFUNDABLE FEE(S) <i>\$2100</i>	REFUNDABLE DEPOSIT(S) <i>\$</i>	TOTAL <i>\$2100</i>

Type of Review (Please check all that apply):

- | | | |
|---|--|---|
| <input type="checkbox"/> Annexation (ANX)
<input type="checkbox"/> Appeal and Review (AP) *
<input type="checkbox"/> Conditional Use (CUP)
<input checked="" type="checkbox"/> Design Review (DR)
<input type="checkbox"/> Easement Vacation
<input type="checkbox"/> Extraterritorial Ext. of Utilities
<input type="checkbox"/> Final Plat or Plan (FP)
<input type="checkbox"/> Flood Management Area
<input type="checkbox"/> Hillside Protection & Erosion Control | <input type="checkbox"/> Historic Review
<input type="checkbox"/> Legislative Plan or Change
<input type="checkbox"/> Lot Line Adjustment (LLA) */**
<input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan)
<input type="checkbox"/> Non-Conforming Lots, Uses & Structures
<input type="checkbox"/> Planned Unit Development (PUD)
<input type="checkbox"/> Pre-Application Conference (PA) */**
<input type="checkbox"/> Street Vacation | <input type="checkbox"/> Subdivision (SUB)
<input type="checkbox"/> Temporary Uses *
<input type="checkbox"/> Time Extension *
<input type="checkbox"/> Variance (VAR)
<input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP)
<input type="checkbox"/> Water Resource Area Protection/Wetland (WAP)
<input type="checkbox"/> Willamette & Tualatin River Greenway (WRG)
<input type="checkbox"/> Zone Change |
|---|--|---|

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

Site Location/Address:

20001 SALAMO RD

Assessor's Map No.: **2S1 26A**

Tax Lot(s): **701**

Total Land Area: **21.38 ac**

Brief Description of Proposal: TO CONSTRUCT A 1,200+ SQUARE-FOOT CONCESSION, RESTROOM, AND TEAM ROOM BUILDING IMMEDIATELY NORTH OF THE EXISTING SOFTBALL FIELD AT ROSEMONT RIDGE MIDDLE SCHOOL.

Applicant Name: TIM WOODLEY

Phone: **503.673.7976**

(please print)

Address: West Linn-Wilsonville Sch. Dist., 2755 SW Borland Rd.

Email: woodleyt@wlwv.k12.or.us

City State Zip: **TUALATIN, OR 97062**

Owner Name (required): SAME

Phone:

(please print)

Address:

Email:

City State Zip:

Consultant Name: KEITH LIDEN

Phone: **503.757.5501**

(please print)

Address: 319 SW Washington St., Suite 914

Email: keith.liden@gmail.com

City State Zip: **PORTLAND, OR 97204**

1. All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billing.
2. The owner/applicant or their representative should be present at all public hearings.
3. A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
4. Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application.
One (1) complete set of digital application materials must also be submitted on CD in PDF format.
If large sets of plans are required in application please submit only two sets.

* No CD required / ** Only one hard-copy set needed

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

Applicant's signature

Date

Owner's signature (required)

Date

Transmittal

Project: Rosemont Middle School – Class I Design Review Application
Date: June 29, 2015
To: Peter Spir
West Linn Planning Department
22500 Salamo Road
West Linn, OR 97068
From: Keith Liden
cc: Tim Woodley, Remo Douglas, Tony Vandenberg, Bill Conboy, and Amy Berger
Via: Messenger
Phone: 503.757.5501
Email: keith.liden@gmail.com

Contents:

- West Linn application form (1 original)
 - Application narrative (3 copies)
 - Plan set – full size (3 copies)
 - Plan set – 11"X17" (3 copies)
-

Remarks:

- A digital version of the application was emailed to Peter Spir on June 29, 2015.
- West Linn-Wilsonville School District will contact the city directly to pay the \$2,100 fee.

ROSEMONT RIDGE MIDDLE SCHOOL
Class I Design Review
June 26, 2015

APPLICATION SUMMARY

For Class I Design Review to construct a single story 1,160 square-foot concession, restroom and team room building on the Rosemont Ridge Middle School property.

GENERAL INFORMATION

Location

20001 Salamo Road (Assessor's Maps and Tax Lot - 2S 1E Section 26A, TL 701). Its location is shown in Figure 1.

Comprehensive Plan and Zoning Designations

Comprehensive Plan - Residential.

Zoning – R10 Single Family Residential, Detached.

Applicant and Owner

Tim Woodley, Director of Operations
West Linn-Wilsonville School District
2755 SW Borland Road
Tualatin, OR 97062
Phone: 503.673.7976
E-mail: woodleyt@wlwv.k12.or.us

Applicant's Representative

Keith Liden, AICP
319 SW Washington Street, Suite 914
Portland, OR 97204
Phone: 503.757.5501
E-mail: keith.liden@gmail.com

Plan Sheets

	Cover Sheet
C0	Overall Site Plan
C1	Utility Plan
C2	Utility Details
A1	Plan View
A2	Exterior Elevations
L1	Materials and Layout Plan
L2	Grading Plan
L3	Planting and Irrigation Plan
L4	Site and Irrigation Details

Figure 1 – Vicinity Photo



Source: City of West Linn

BACKGROUND INFORMATION

Site Description

The existing athletic field improvements on the 21.38-acre Rosemont Ridge Middle School site are the result of the original conditional use approval originally granted by the city in 1997 and a Class II Design Review approval to install field lights in 2009 (DR-09-05). The southern portion of the site includes the running track, football/soccer field, and softball field.

Surrounding Area Description

The zoning designations and current land use of the surrounding area are summarized in Table 1.

Table 1
Land Use Summary

<i>Properties in the Vicinity</i>	<i>Zone Designation</i>	<i>Land Use</i>
<u>Subject Property</u>	R-10	Middle School
<u>Surrounding Properties</u>		
North	FU10/R7/R10	Senior Center /Single family residences
West	RRFF5	Agricultural
East	R3/R10	Single family residences/open space
South	RRFF5	Agricultural/ Single family residences

APPLICATION SUMMARY

Background

The West Linn-Wilsonville School District accommodates a variety of its athletic programs on the site, including West Linn High School girls' softball. Currently, restroom facilities are provided with portable toilets or sometimes facilities within the middle school building. Concessions are provided during some athletic events using temporary stands. Storage of athletic equipment is accomplished in a variety of locations.

Proposed Building

The District wishes to house these current activities within one permanent building and cease using temporary structures and facilities. This will simply accommodate existing activities with a building, which is more functional and aesthetically pleasing than the temporary facilities used today. In addition, it will provide more convenient, pleasant, and accessible restrooms.

The proposed 1,160 square-foot building is proposed to be located on the north side of the softball field, between home plate the parking lot (Sheets C0, L1 and L2). The building will include rooms with floor space to support the activities summarized in Table 2 (Sheet A1). The sidewalk system is currently in place, and a modest amount of additional sidewalk is proposed along the front (south) and sides of the building (Sheet L1). The area to the rear will continue to be lawn. To mitigate the additional run-off resulting from the new building and paving, a storm water

facility is proposed in the lawn area (Sheets L1, C1, and C2). The storm water will then be directed into the existing system located to the northeast.

Table 2
Building Summary

<i>Rooms</i>	<i>Floor Area (Sq. Ft.)</i>
Concessions	150
Team locker room	268
Restrooms	232
Equipment storage	297
Mechanical	25
Total Interior	972
<i>Total Exterior</i>	<i>1,160</i>

CITY OF WEST LINN APPROVAL CRITERIA

Section 99.120(C) allows the Planning Director to identify the parameters of the submittal appropriate to the application and applicable approval criteria. The West Linn planning staff found that the proposed building is appropriately categorized as a Class I Design Review application. The following West Linn Community Development Code (CDC) criteria were determined to be applicable to this application:

- CDC 55.070(D)(1)(b) and (c) – Class I Design Review Submittal Requirements
- CDC 55.090(A)(2) and (3) – Approval Standards – Class I Design Review
- CDC 55.100(J) – Crime Prevention and Safety/Defensible Space
- CDC 55.100(K) – Provisions for Persons with Disabilities

Section 55.070. (D)(1) Class I Design Review Submittal Requirements

This section requires a site plan (Subsection b) and architectural drawings (Subsection c).

Included in this application are the site plan and architectural drawings as required by these two subsections. In addition, landscape plans are included because a small portion of the site immediately adjacent to the proposed building will be re-landscaped.

Section 55.090(A)(2)

This section refers to Sections 55.100(B) (5) and (6), which are addressed below.

Section 55.090(B) Adequate public facilities

This section requires that adequate public facilities be available to serve the property. The Rosemont Ridge Middle School was provided with appropriate public facilities to serve the property. The proposed building represents a negligible impact on the existing storm water, sanitary sewer, and water facilities of the site. The building will be properly connected to existing facilities on the school site.

Section 55.100.(B)(5) Adequate distance between buildings

As noted on the overall site plan, the proposed building will be in excess of 200 feet from the nearest adjoining property, retaining more than sufficient separation between this building and surrounding properties.

Section 55.100(B)(6) Architecture

This section contains several criteria pertaining to building architecture. The findings are organized according to the subsections a. through i.

- a. The proposed one-story building represents a very small addition (<2%) to the total building square footage on the Rosemont Ridge Middle School site. It is a small distance west of the batting cage building, which is comparable in size. The new building will be located over 200 feet from the nearest adjoining property. It will have absolutely no discernible impact upon surrounding buildings and uses.
- b. The buildings in the immediate vicinity are predominantly two-story residences. The small, one-story building with separation distance noted above will provide sufficient separation between buildings. In addition, this structure will be significantly smaller than the residences in the vicinity.
- c. The scale and exterior finishes of the new building will be consistent with the colors, finishes and architectural elements of the middle school building as shown on Sheet A2.
- d. The one-story building will have windows and doors facing the surrounding walkways and activity areas, making it very approachable and “human” in scale. The building will be integrated with the existing walkways that connect the parking lot, softball field, batting cage, and track, enhancing the existing pedestrian environment.
- e. This section does not apply because the proposed structure is not a commercial building located along a public street frontage.
- f. This subsection calls for varying building elevations when they exceed 100 feet. This building has exterior dimensions of approximately 56 by 25 feet. To create a simple and functional building, the northern side of the building does not feature any changes in the building elevation. However, the façade facing the main sidewalk and activity area has several variations to enhance visual interest.
- g. Shelter from the sun and weather will be provided by the extended eave over the concession area and restroom entrances.
- h. This subsection calls for providing “safe and attractive” pedestrian environments. The orientation of the front of the building toward the main walkway connection, and widening this walkway to function as a small plaza, satisfies this criterion.
- i. This final criterion relates to uses and activities on public sidewalks on street frontages, and it is not relevant to this internal sidewalk on the school property.

Section 55.100(J) Crime prevention and safety/defensible space

This section contains several criteria pertaining to building architecture. The findings are organized according to the subsections 1. through 8:

1. The new building and the area surrounding will be highly visible from multiple directions including the school building windows, Salamo Road, and the athletic fields.
2. This criterion calls for good visibility of service areas. This building does not really have a service area, but it does comply with the purpose of this criterion its location and orientation provides several clear lines of sight to allow for easy observation of the building, surrounding pedestrian areas, and the athletic fields.
3. This criterion is not applicable because mailboxes, recycling, and solid waste facilities will not be part of this project.
4. Exterior lighting for the school grounds have already been previously approved by the city and installed. The orientation of the building to the existing walkway and pedestrian areas will take advantage of the existing lighting and security features on the site.
5. As noted above light fixtures have been provided for the parking lot and pedestrian areas, and this building will take advantage of the available lighting.
6. Light fixtures were previously provided to meet this criterion regarding proper placement and design of lighting fixtures.
7. As noted above, the building maintains sight lines to provide security and safety.
8. This criterion pertains to security fencing for utility facilities, and is not relevant to this building.

Section 55.100(K) Provisions for persons with disabilities

1. Accessible walkways have already been provided, and the building improvements include providing a direct connection with existing walkways and the parking lot. In addition, the proposed restrooms will be accessible to people with disabilities.

CONCLUSION

The proposed concession, restroom, and team room satisfies the relevant CDC requirements, and the proposal should be approved.

ROSEMONT RIDGE MIDDLE SCHOOL CONCESSIONS AND RESTROOMS

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CONTENTS

civil

- C0 OVERALL SITE PLAN
- C1 UTILITY PLAN
- C2 UTILITY DETAILS

architectural

- CS COVER SHEET
- A1 PLAN VIEWS
- A2 EXTERIOR ELEVATIONS

structural

mechanical

plumbing

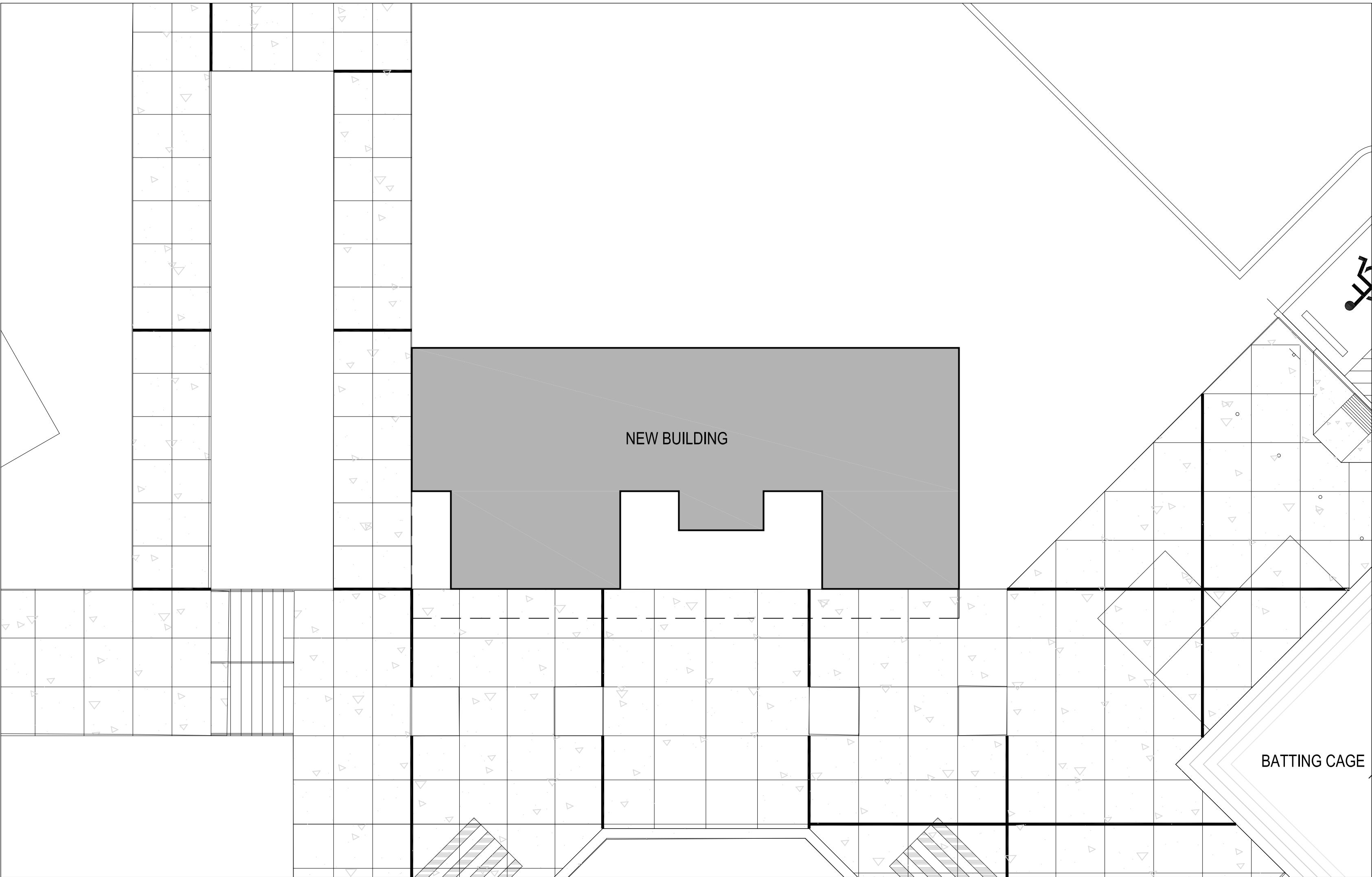
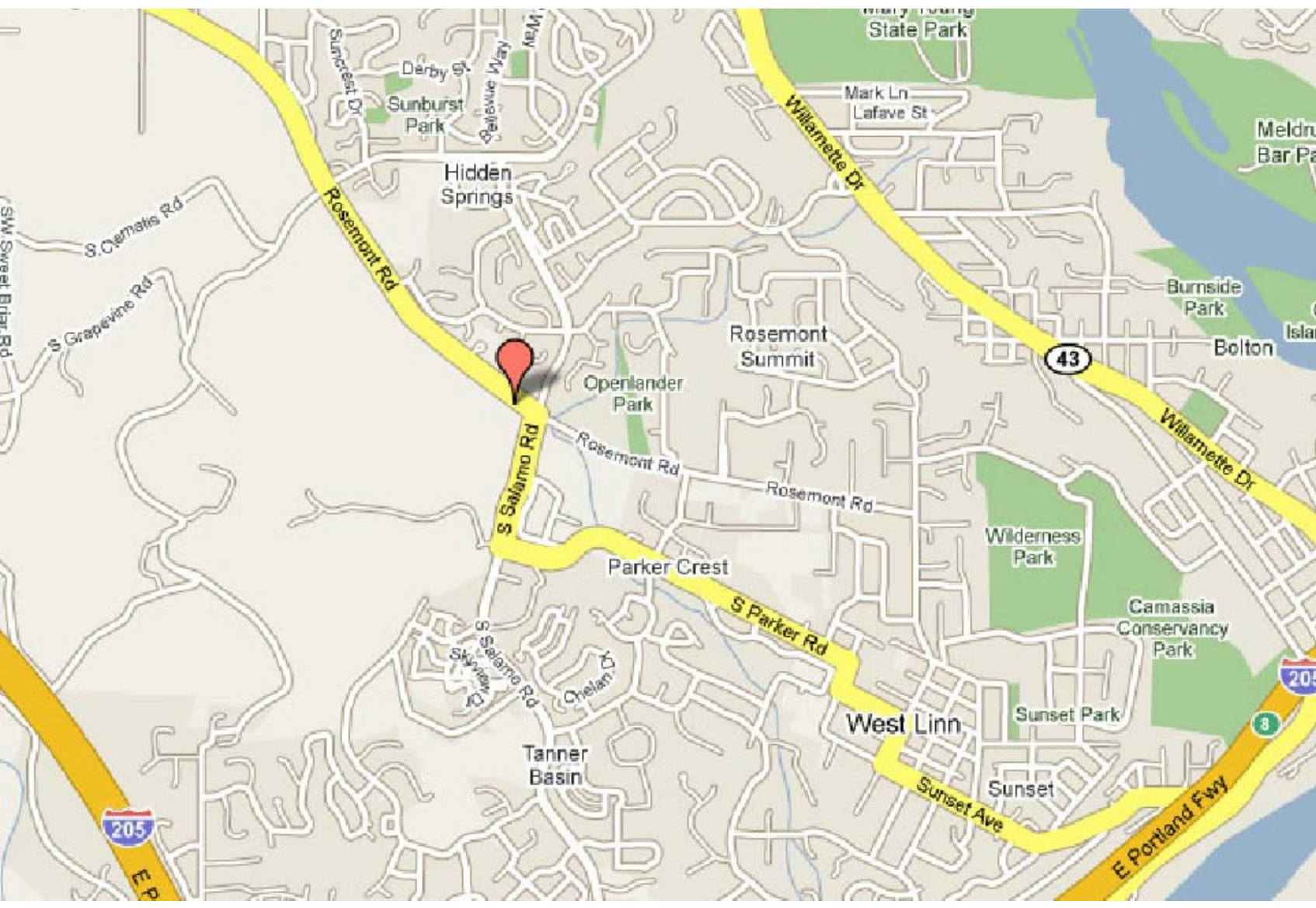
electrical

technology

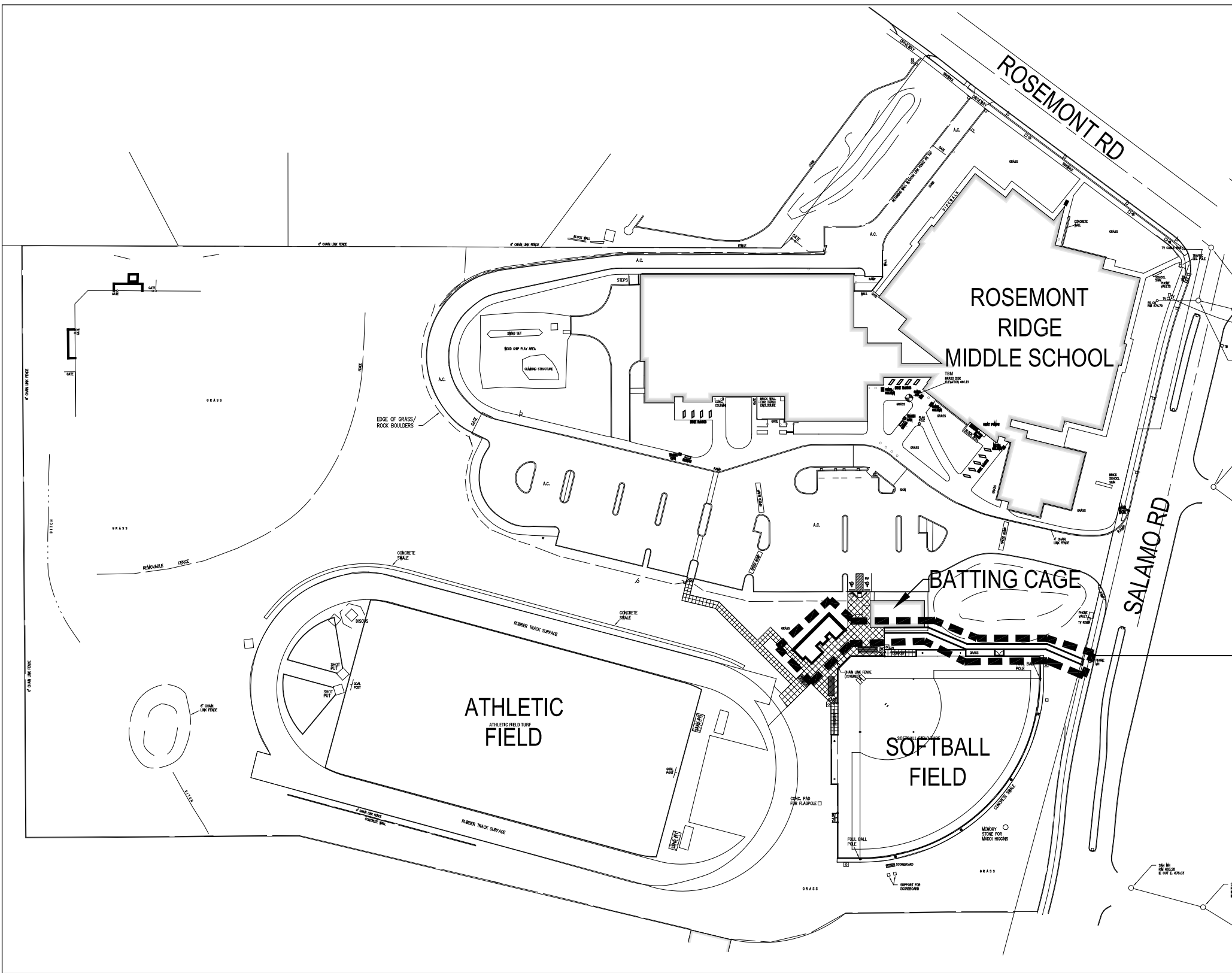
landscape

- L1 GRADING PLAN
- L2 MATERIALS AND LAYOUT PLAN
- L3 PLANTING AND IRRIGATION PLAN
- L4 SITE DETAILS

VICINITY MAP



SITE PLAN
SCALE: 1/8"=1'-0"
1

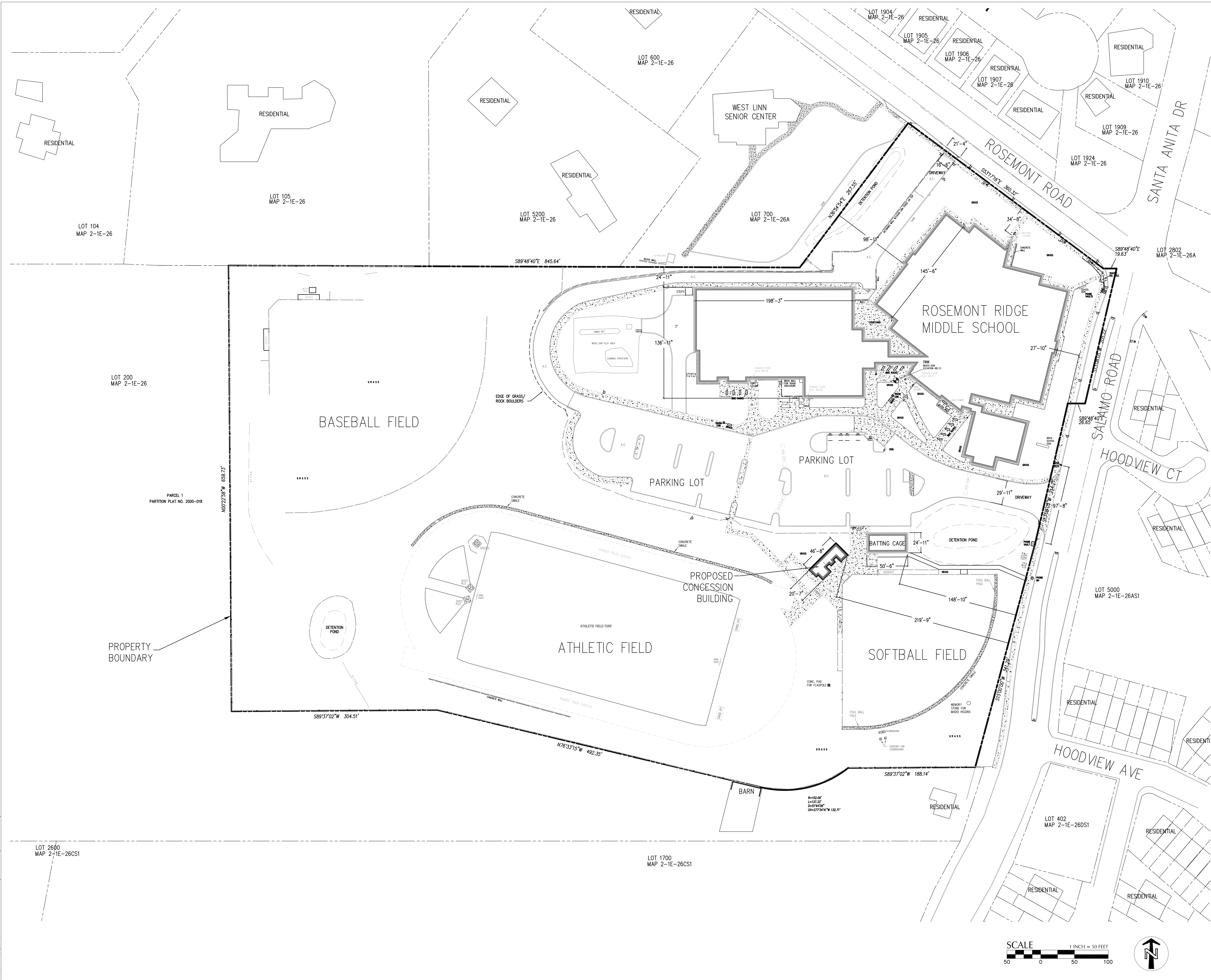




OVERALL SITE PLAN
NTS
1

LAND USE SET



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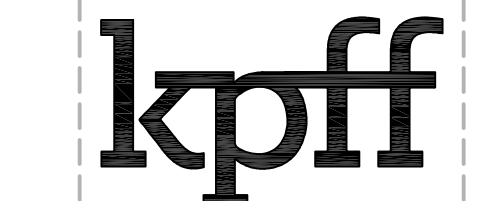
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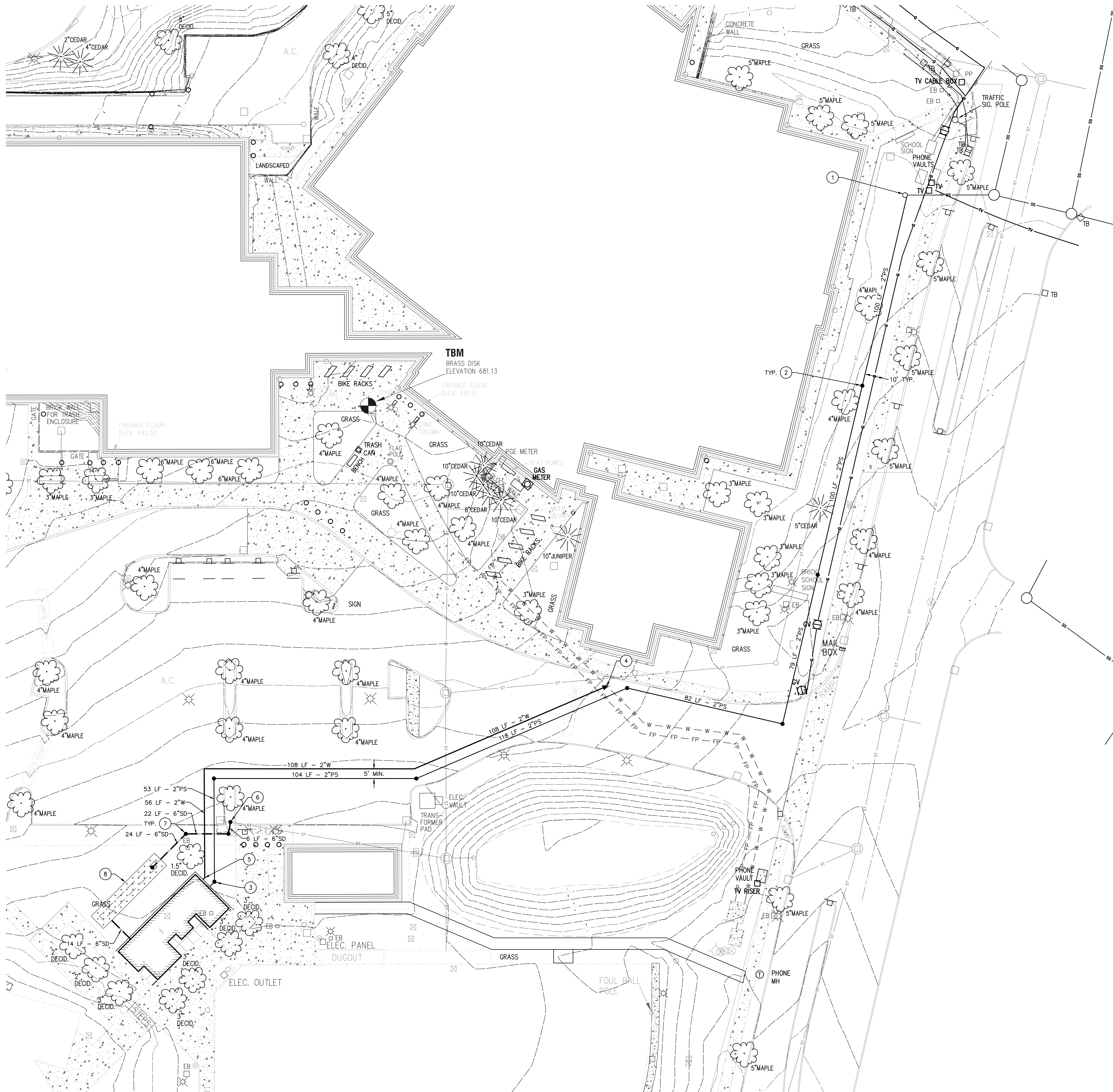
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NOT FOR
CONSTRUCTION

phase	LAND USE
date	JUNE 17, 2015
revisions	
project #	15019

OVERALL SITE PLAN

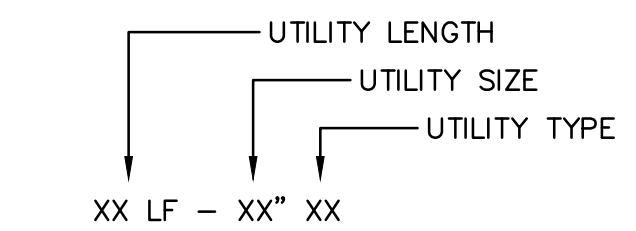
C0



SHEET NOTES

1. RESTORE ALL CURB, PAVEMENT, LANDSCAPING AND OTHER SITE FEATURES REMOVED OR DAMAGED DURING UTILITY INSTALLATION TO MATCH EXISTING CONDITIONS.
2. CONSTRUCT UTILITY TRENCHES PER DETAILS 1,2/C2.

UTILITY LABEL LEGEND

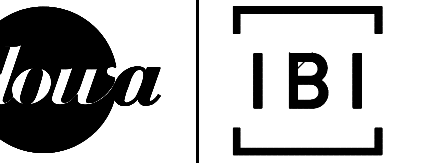


UTILITY TYPE IDENTIFICATION:

- PS INSTALL PRESSURE SANITARY SEWER PIPING
SD INSTALL STORM DRAINAGE PIPING
W INSTALL WATER PIPING

KEY NOTES

1. CONNECT TO EXISTING SANITARY SEWER CLEANOUT.
2. INSTALL PRESSURE SEWER CLEANOUT.
3. CONNECT TO GRINDER PUMP. SEE MECHANICAL FOR MORE INFORMATION.
4. CONNECT TO EXISTING POTABLE WATER LINE.
5. CONNECT TO BUILDING WATER SERVICE.
6. CONNECT TO EXISTING STORM DRAIN PIPE.
7. INSTALL STORM DRAIN CLEANOUT.
8. CONSTRUCT INFILTRATION RAIN GARDEN TYPE 1 - 200 SF. SEE DETAIL 3/C2.



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phase LAND USE

date JUNE 17, 2015

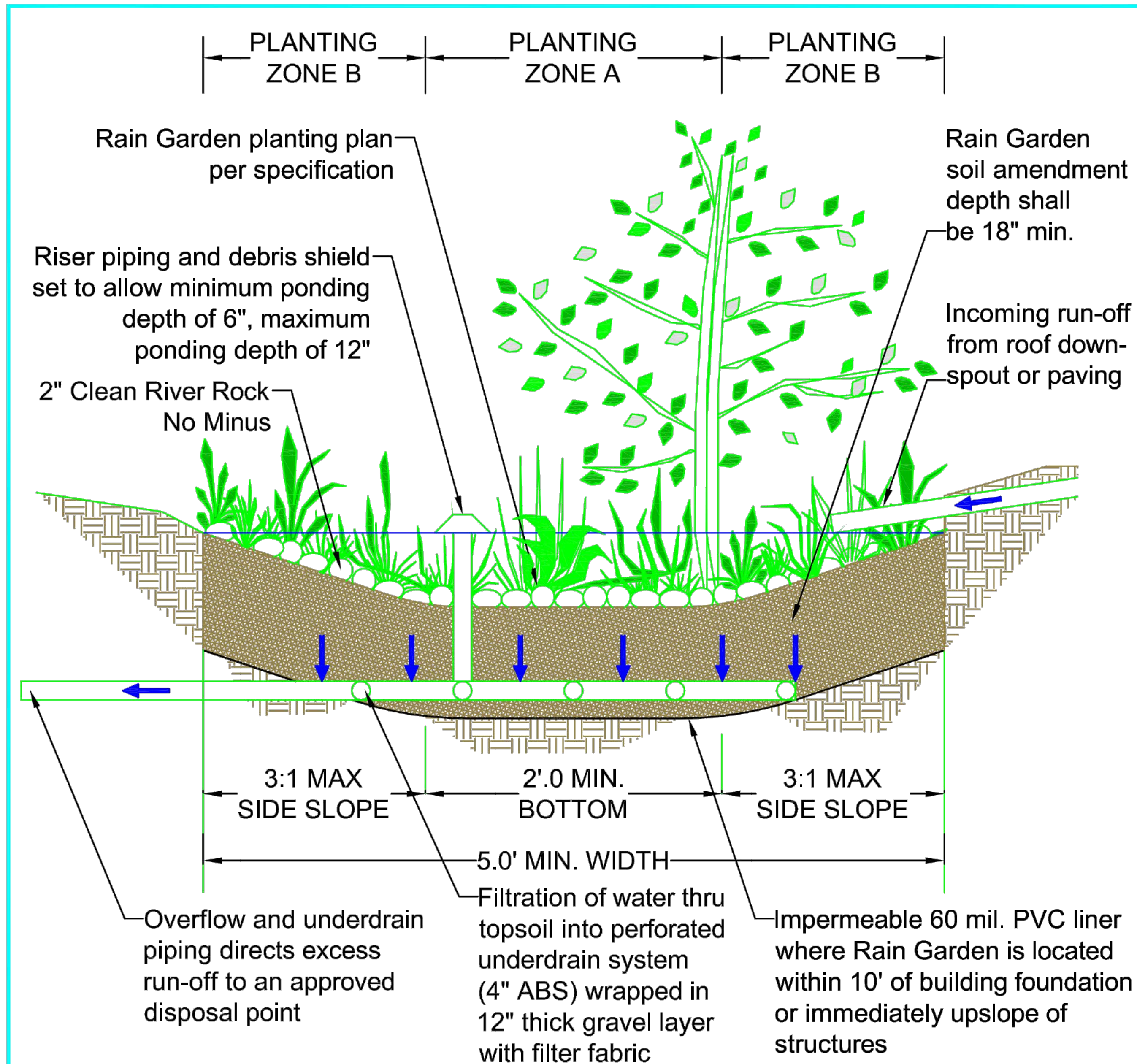
revisions

project # 15019

utility plan

C1

THIS DETAIL DRAWING SHALL NOT BE ALTERED OR CHANGED IN ANY MANNER EXCEPT BY THE CITY ENGINEER. IT IS THE RESPONSIBILITY OF THE USER TO ACQUIRE THE MOST CURRENT VERSION OF THE DETAIL.

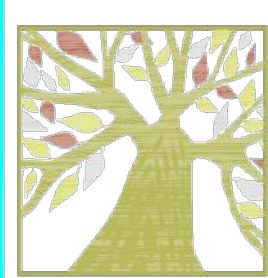


RAIN GARDEN PLANTS		
ZONE	BOTANICAL NAME	COMMON NAME
A	CAREX APERTA	COLUMBIA SEDGE
A	CAREX Densa	DENSE SEDGE
A	CAREX PANSA	SANDDUNE SEDGE
A	CAREX TESTACAE	NEW ZEALAND ORANGE SEDGE
A	CAREX TUMILICOLA	FOOTHILL SEDGE
A	DESCHAMIA CAESPITOSA	TUFTED HAIR GRASS
A	ELEOCHARIS PALUSTRIS	CREEPING SPIKE RUSH
A	JUNCUS BALTICUS	BALTIC RUSH
A	JUNCUS EFFUSUS "CARMEN'S JAPANESE"	COMMON RUSH
A	JUNCUS EFFUSUS "GOLD STRIKE"	COMMON RUSH
A	JUNCUS EFFUSUS "CARMAN'S GRAY"	COMMON RUSH
A	JUNCUS PATENS	SPREADING RUSH
B	ARCTOSTAPHYLLOS UVA-URSI	KINNIKINNICK
B	BLECHNUM SPICANT	DEER FERN
B	CORNUS SERICEA VAR. KELSEY II	DWARF REDTWIG DOGWOOD
B	LIRIOPE MUSCARI "BIG BLUE"	BIG BLUE LILY TURF
B	GAUTHERIA SHALLON	SALAL
B	MAHONIA NERVOSA	LOW OREGON GRAPE
B	MAHONIA REPENS	CREEPING OREGON GRAPE

RAIN GARDEN SURFACE AREA =
TOTAL IMPERVIOUS AREA x 0.06

NOTE:
PLANT 1 GALLON POTS 18" O.C. IN EACH ZONE. A MINIMUM OF 3 SPECIES SHALL BE USED IN EACH ZONE.

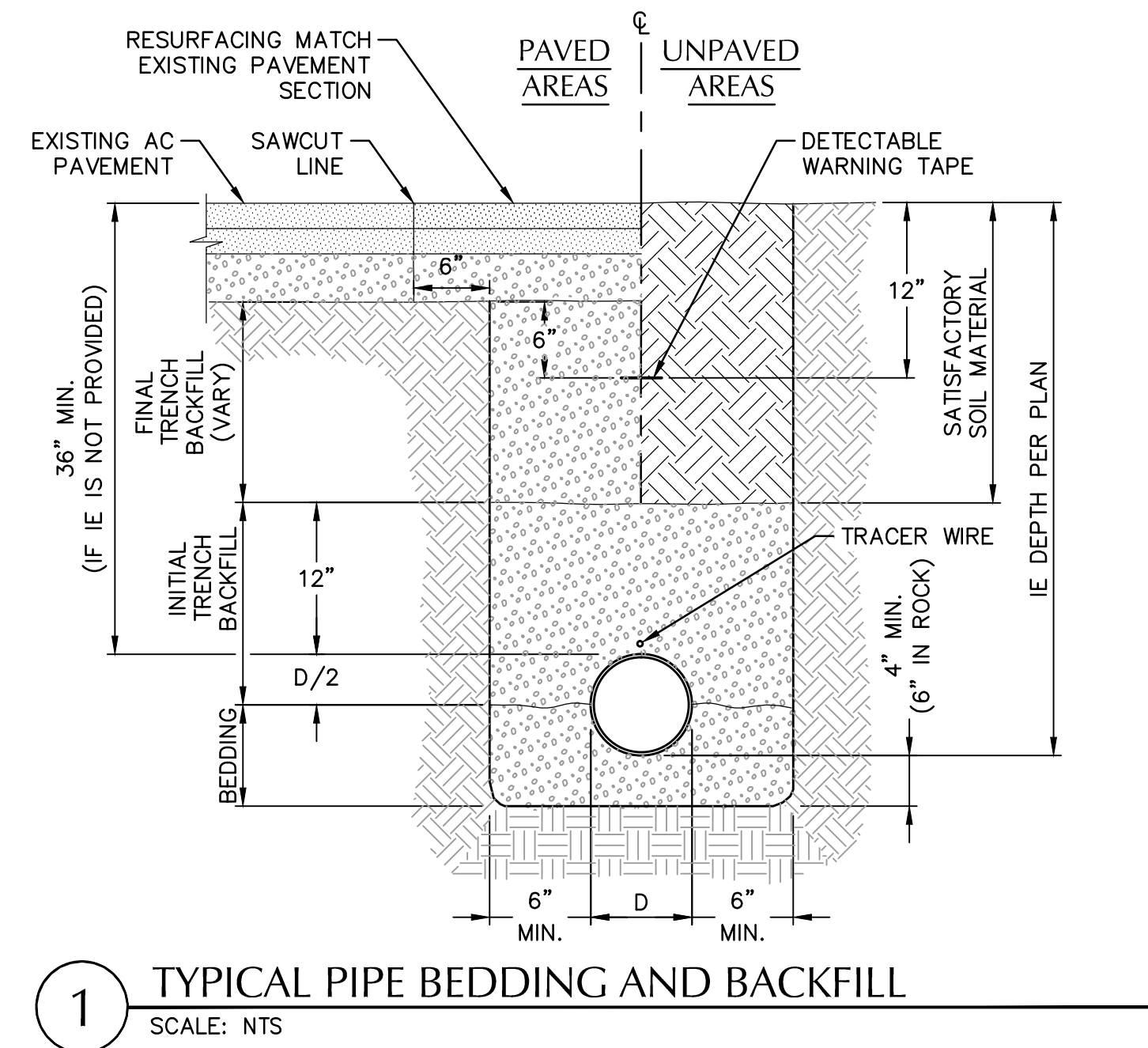
INFILTRATION RAIN GARDEN TYPE 1



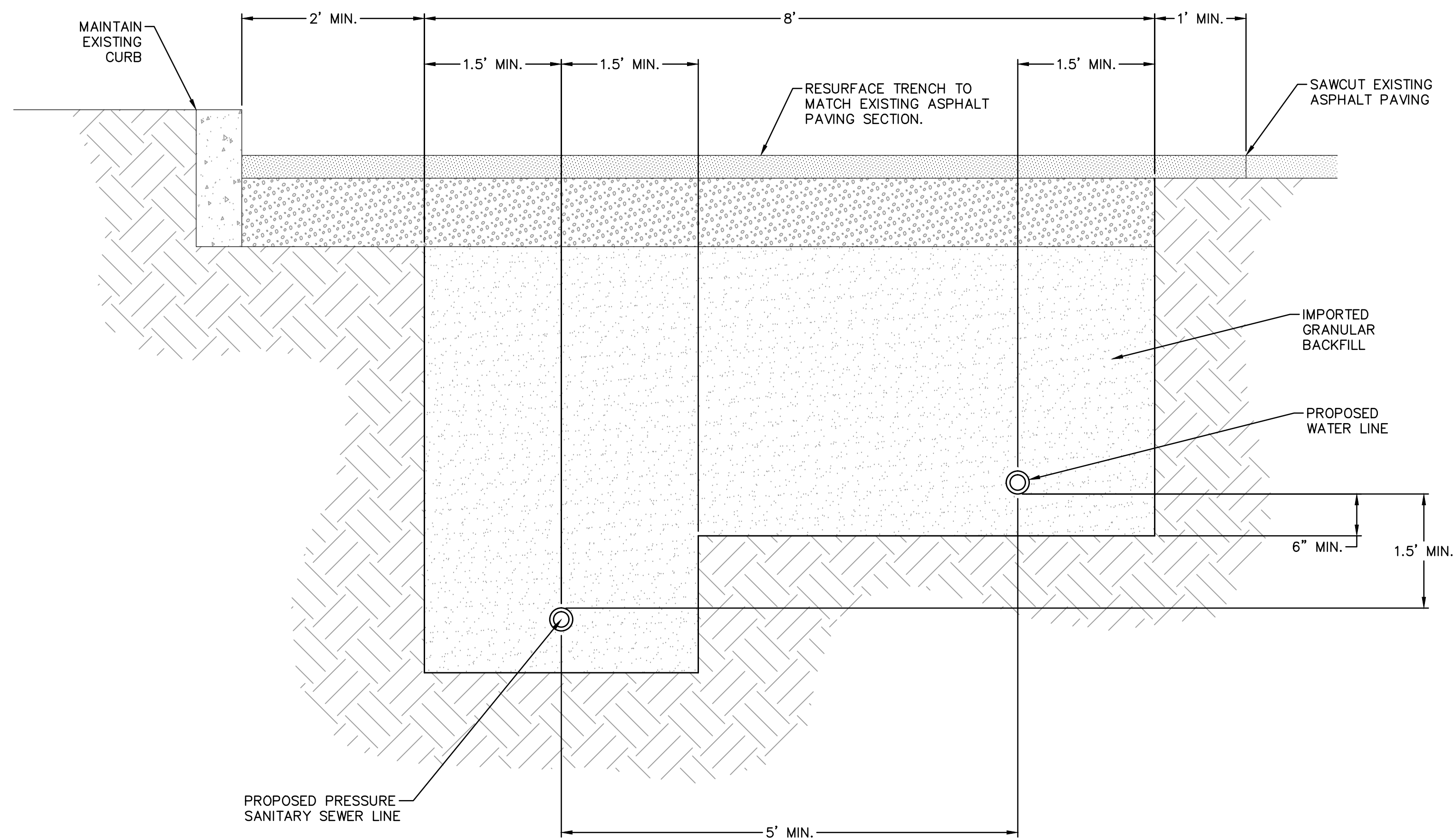
DATE: 2010
DRAWING NO. WL-617A
FILE NO.

MAINTENANCE AGREEMENT SHALL BE REQUIRED AND BE RECORDED WITH THE CITY

3 INFILTRATION RAIN GARDEN TYPE 1
SCALE: NTS

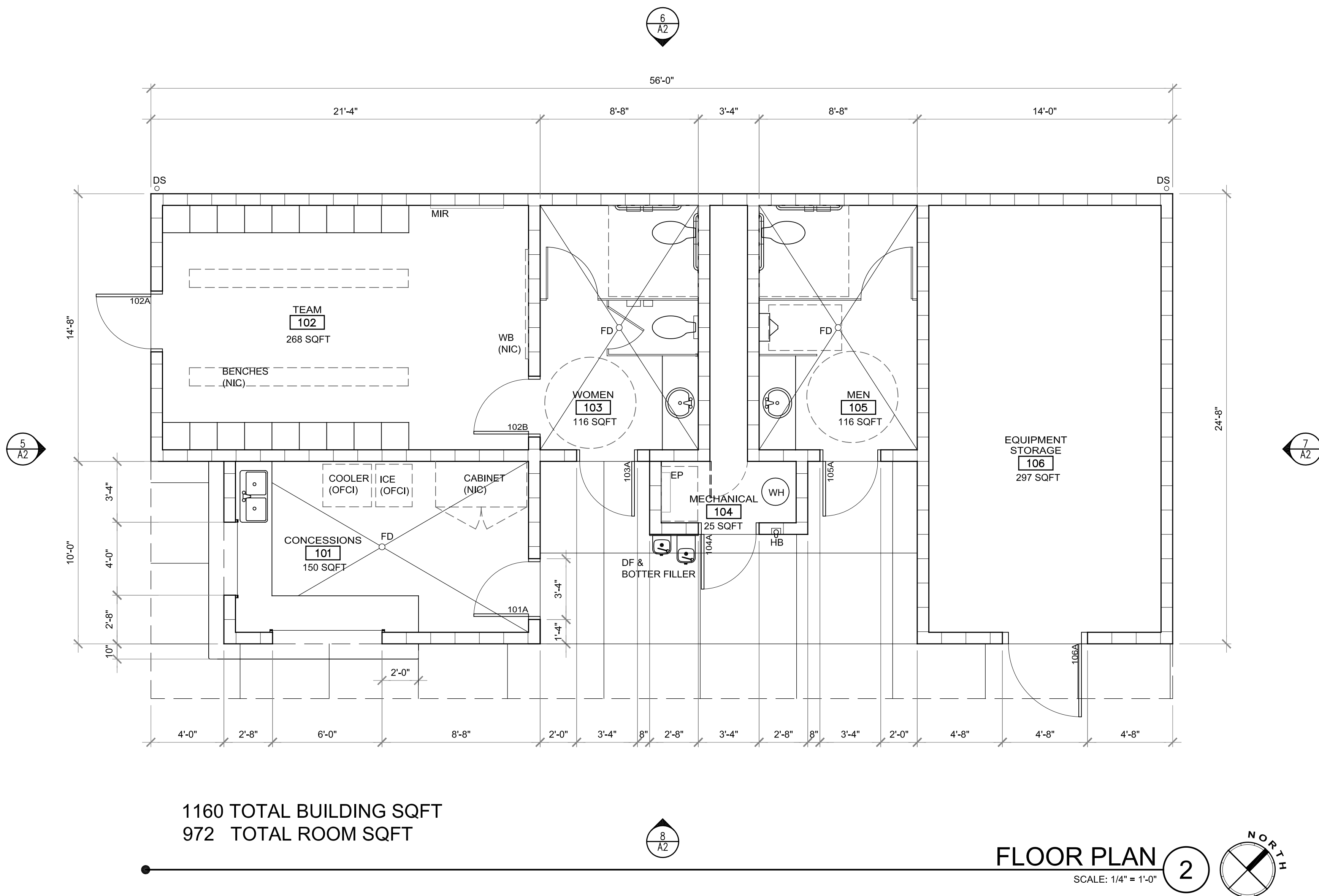


1 TYPICAL PIPE BEDDING AND BACKFILL
SCALE: NTS



2 COMBINED UTILITY TRENCH
SCALE: NTS

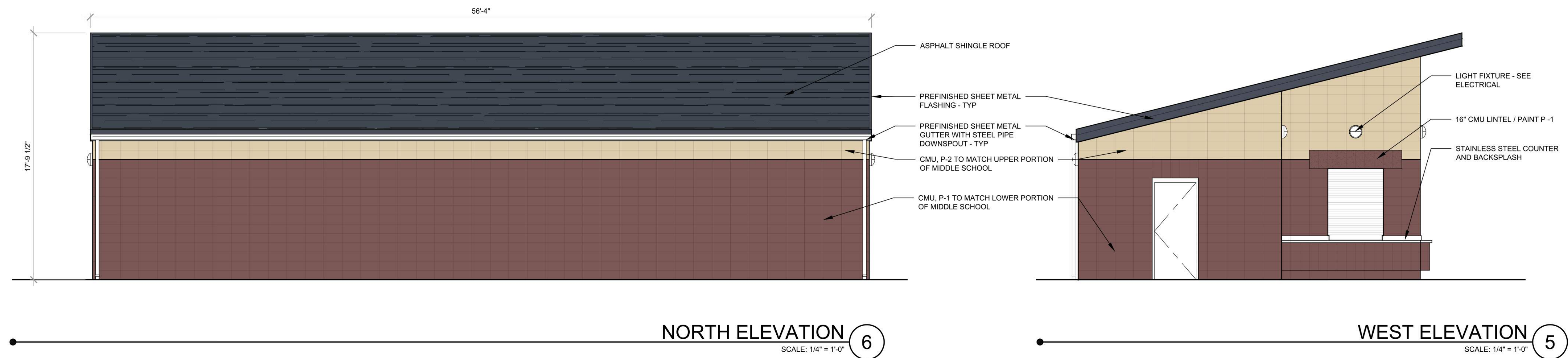
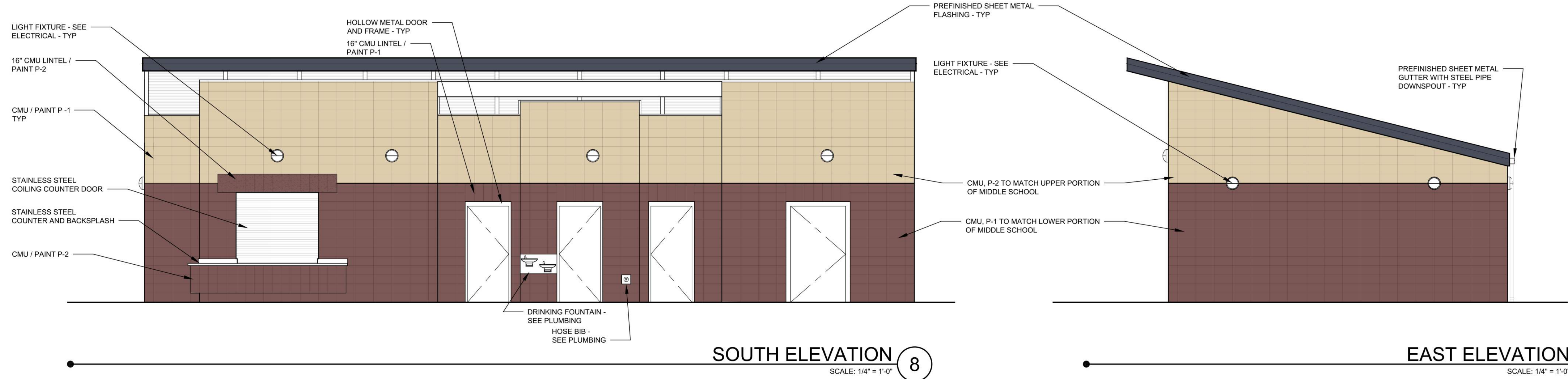
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SHEET NOTES:

- A. DIMENSIONS SHOWN ARE TO FACE OF MASONRY UNLESS OTHERWISE NOTED. ALL MASONRY IS STACK BOND.
- B. MASONRY DIMENSIONS ARE TO MODULE. CONTRACTOR TO COORDINATE NOMINAL MASONRY DIMENSIONS.
- C. ALL INTERIOR CONCRETE SLABS SHALL BE SEALED - WOMEN 101, MEN 102, CONCESSION 103, EQUIPMENT STORAGE 104 & MECHANICAL 105
- D. ALL HORIZONTAL ELECTRICAL CONDUIT SHALL BE ROUTED IN FURRED SPACE AT TRIM - POWER TO IR HEAT MAY BE SURFACE MOUNTED TO CEILING - SEE ELECTRICAL FOR ROUTING AND LIGHT FIXTURES.
- E. ALL PLUMBING SHALL BE UNDERSLAB OR IN CHASE - SEE MECHANICAL FOR PIPING AND FIXTURES.

phase	LAND USE
date	JUNE 17, 2015
revisions	
project #	15019
Plan Views	
A1	



EXISTING SCHOOL BRICK VENEER AND CONCRETE COLORS 2
SCALE: 1/4" = 1'-0"



EXISTING SCHOOL BRICK VENEER COLORS 1
SCALE: 1/4" = 1'-0"

phase	LAND USE
date	JUNE 17, 2015
revisions	
project #	15019
Exterior Elevations	

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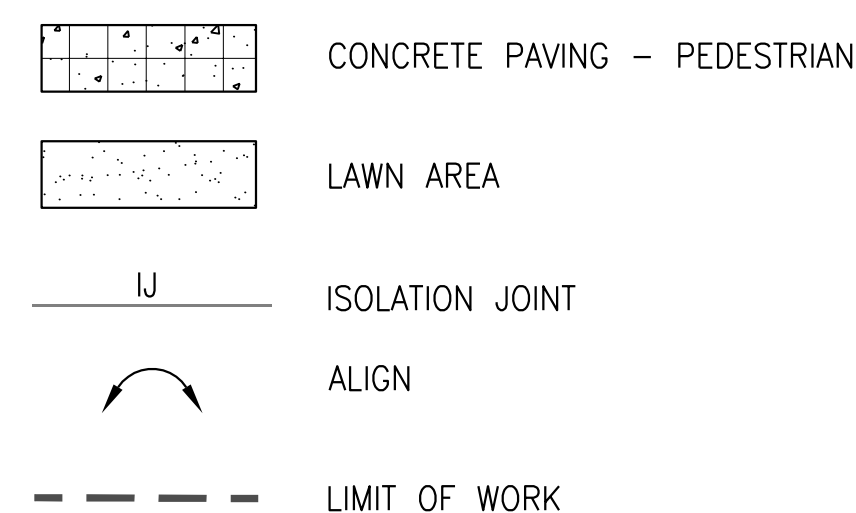
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phase	LAND USE
date	JUNE 17, 2015
revisions	
project #	15019

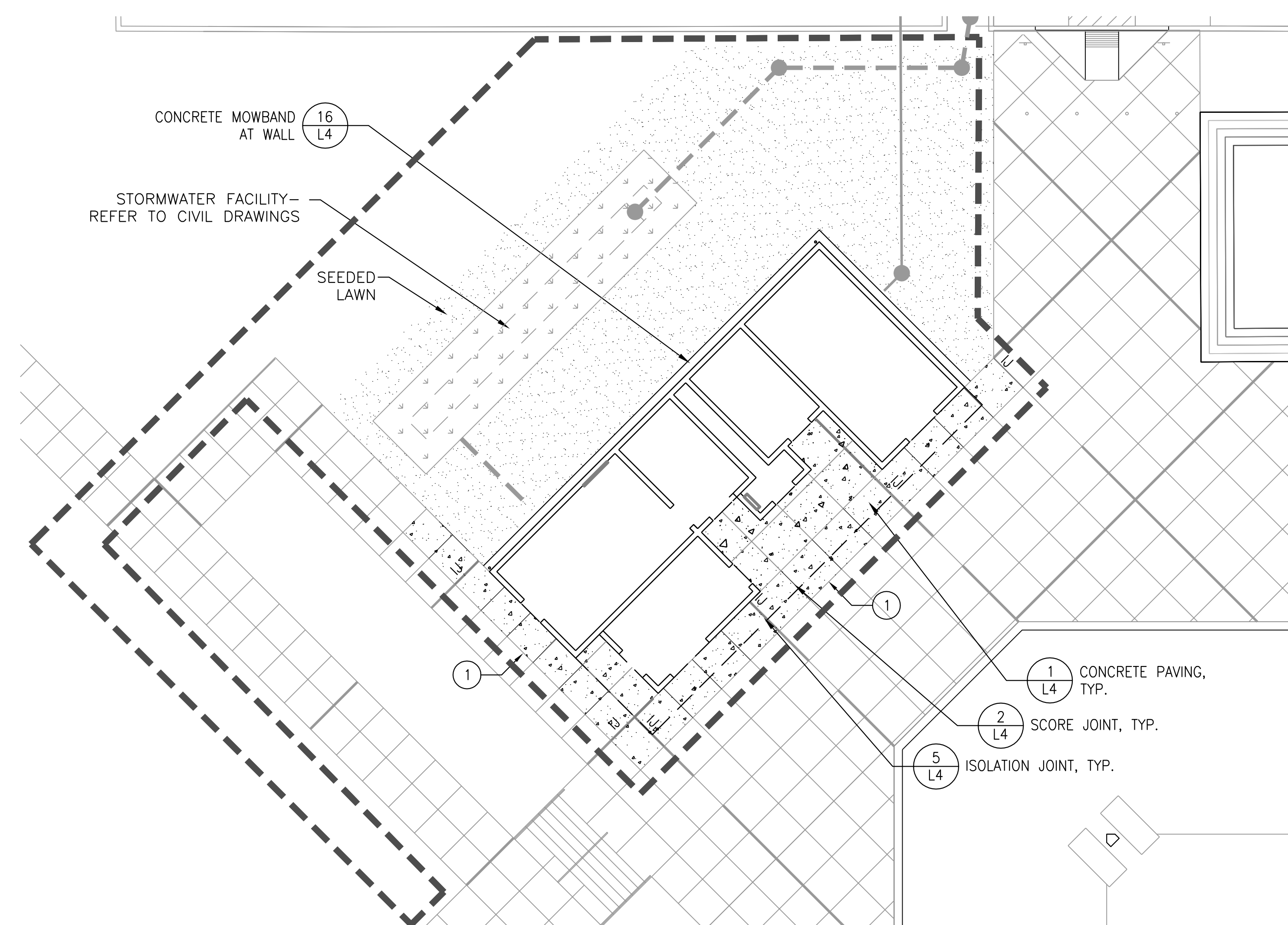
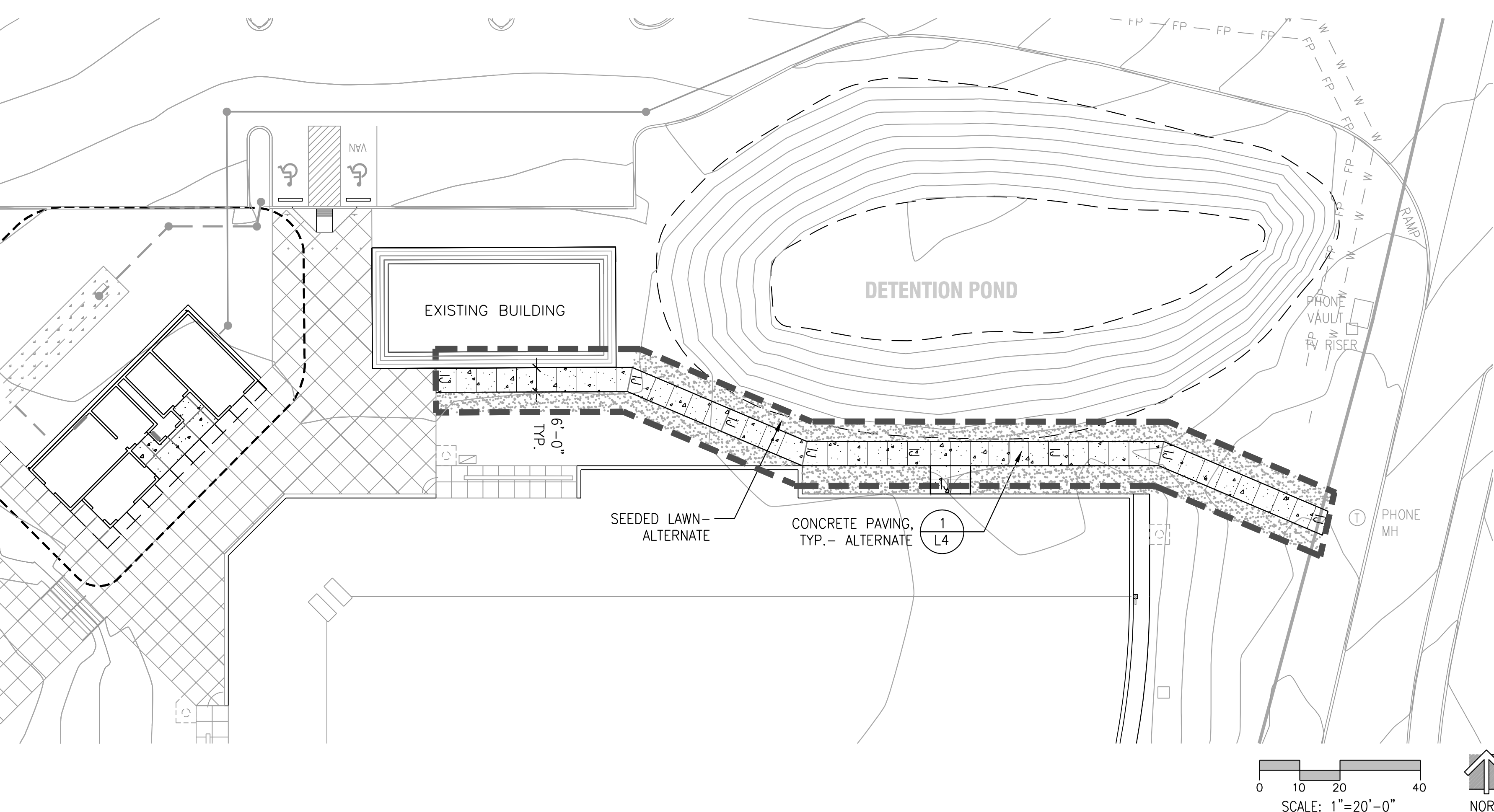
L1



1. SITE SURVEY WAS PREPARED BY <insert survey company here> ON <insert date here>. ALL COORDINATES SHOWN ON THE DRAWINGS ARE BASED UPON THE COORDINATE SYSTEM ESTABLISHED BY THE SURVEYOR. WALKER MACY ASSUMES NO RESPONSIBILITY FOR ACCURACY OF SURVEYED CONDITIONS AS SHOWN. SURVEY INFORMATION IS PROVIDED FOR REFERENCE ONLY.

2. DO NOT SCALE FROM THE DRAWINGS. THE LOCATION OF FEATURES NOT SPECIFICALLY DIMENSIONED MAY NOT BE DETERMINED BY SCALE. IF CONFLICTS ARISE IN THE FIELD, CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION.
3. ALL DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDINGS AND WALLS OR BACK OF CURBS, UNLESS OTHERWISE NOTED.
4. ALL CURVED OBJECTS SHALL HAVE SMOOTH, CONTINUOUS CURVES WITH CONSISTENT RADI AS INDICATED. EACH CURVE SHALL MEET ADJACENT CURVES OR LINEAR SECTIONS ON THE TANGENT, UNLESS NOTED OTHERWISE.

① DEMO. EXISTING CONCRETE TO NEAREST EXISTING JOINT



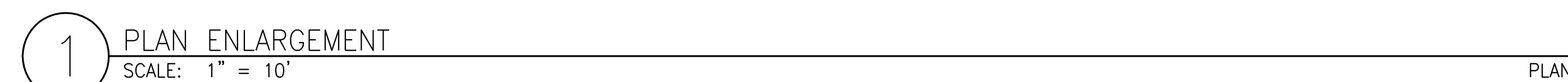
1 PLAN ENLARGEMENT
SCALE: 1" = 10'

PLAN

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GRADING PLAN

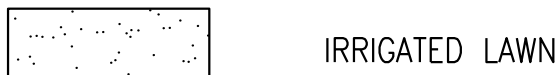


- | | |
|-----|----------------------------------|
| AD | AREA DRAIN |
| CB | CATCH BASIN |
| EA | EACH |
| FC | FLUSH CURB |
| FFE | FINISH FLOOR ELEVATION |
| FG | FINISH GRADE |
| FL | FLOW LINE |
| HP | HIGH POINT |
| HPS | HIGH POINT OF SWALE |
| LP | LOW POINT |
| IE | INVERT ELEVATION |
| BC | BOTTOM OF CURB |
| TC | TOP OF CURB |
| BR | BOTTOM OF RAMP |
| TR | TOP OF RAMP |
| BS | BOTTOM OF STEP |
| TS | TOP OF STEP |
| BW | BOTTOM OF WALL (AT FG OF PAVING) |
| TW | TOP OF WALL |
| TD | TRENCH DRAIN |
| RIM | RIM ELEVATION |
| R | RISER |
| T | TREAD |
| VIF | VERIFY IN FIELD |

1. VERIFY ACCURACY OF EXISTING GRADES AND INTERPOLATED ELEVATIONS PRIOR TO BEGINNING WORK. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCY PRIOR TO BEGINNING WORK.
2. PROTECT ALL TREES INDICATED TO REMAIN.
3. ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH EXISTING GRADING AT PROJECT LIMIT, PROPERTY LINES, BUILDING LINES AND EXISTING CURBS.
4. "ROUND OFF" ALL SHARP RIDGES EXISTING ON SITE WHETHER OR NOT SUCH CONDITIONS ARE INDICATED ON PLANS.
5. NOTIFY THE OWNER'S REPRESENTATIVE TO REVIEW ROUGH GRADES PRIOR TO PLACEMENT OF TOPSOIL; AND FINE GRADING PRIOR TO PLANTING.
6. ALL AREAS SHALL HAVE POSITIVE DRAINAGE TO APPROVED DRAINAGE STRUCTURES OR CONVEYANCES.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AT 0.5% SLOPE, MINIMUM.
8. ALL WALKWAYS AND PAVED AREAS SHALL HAVE SMOOTH AND CONTINUOUS ELEVATION CHANGES.
9. SET STRAIGHT GRADES BETWEEN GIVEN ELEVATIONS, UNLESS OTHERWISE INDICATED.
10. PROVIDE 2% MAX. SLOPE, PERPENDICULAR TO DIRECTION OF TRAVEL, ON ALL PAVED PEDESTRIAN SURFACES, UNLESS NOTED OTHERWISE.
11. GRADE BREAK LINES ARE SHOWN GRAPHICALLY TO ILLUSTRATE DRAINAGE PATTERNS AND ARE NOT TO BE INSTALLED AS ACTUAL JOINT LINES, EXCEPT WHERE THEY COINCIDE WITH PAVING JOINTS.
12. INSTALL DRAINS IN PAVING, SQUARE WITH AND ALIGNING TO PAVING JOINTS AS SHOWN.
13. VERIFY IN FIELD THAT AS-BUILT CONDITIONS MATCH PRECISE ELEVATIONS INDICATED ON PLANS.
14. SITE SURVEY WAS PREPARED BY <insert survey company here> ON <insert date here>. ALL GRADES SHOWN ON THE DRAWINGS ARE BASED UPON THE DATUM ESTABLISHED BY THE SURVEYOR. WALKER MACY ASSUMES NO RESPONSIBILITY FOR ACCURACY OF SURVEYED CONDITIONS AS SHOWN. SURVEY INFORMATION IS PROVIDED FOR REFERENCE ONLY. NOT ALL SURVEYED SPOT ELEVATIONS ARE SHOWN.

① GRADE AREA TO DRAIN TO EXISTING CONCRETE GUTTER.

LEGEND



IRRIGATED LAWN



LIMIT OF WORK

PLANTING NOTES

1. CONTRACTOR TO VERIFY LOCATION OF EXISTING TREES INDICATED TO REMAIN PRIOR TO SOIL PREPARATION. PROTECT ALL PLANT MATERIAL INDICATED TO REMAIN. COORDINATE WITH THE OWNER'S REPRESENTATIVE.
2. LAWN AREAS TO BE SUFFICIENTLY CLEANED OF ALL CONSTRUCTION MATERIALS, INCLUDING IMPORTED ROCK, TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE BEFORE BEGINNING ANY LANDSCAPE WORK.
3. PROVIDE JUTE NETTING ON ALL SLOPES WITH GRADIENT OF 3:1 OR GREATER AS DIRECTED IN THE FIELD BY THE OWNER'S REPRESENTATIVE. STAPLE FABRIC TO GROUND WITH METAL STAKES AT 4' O.C.

KEY NOTES

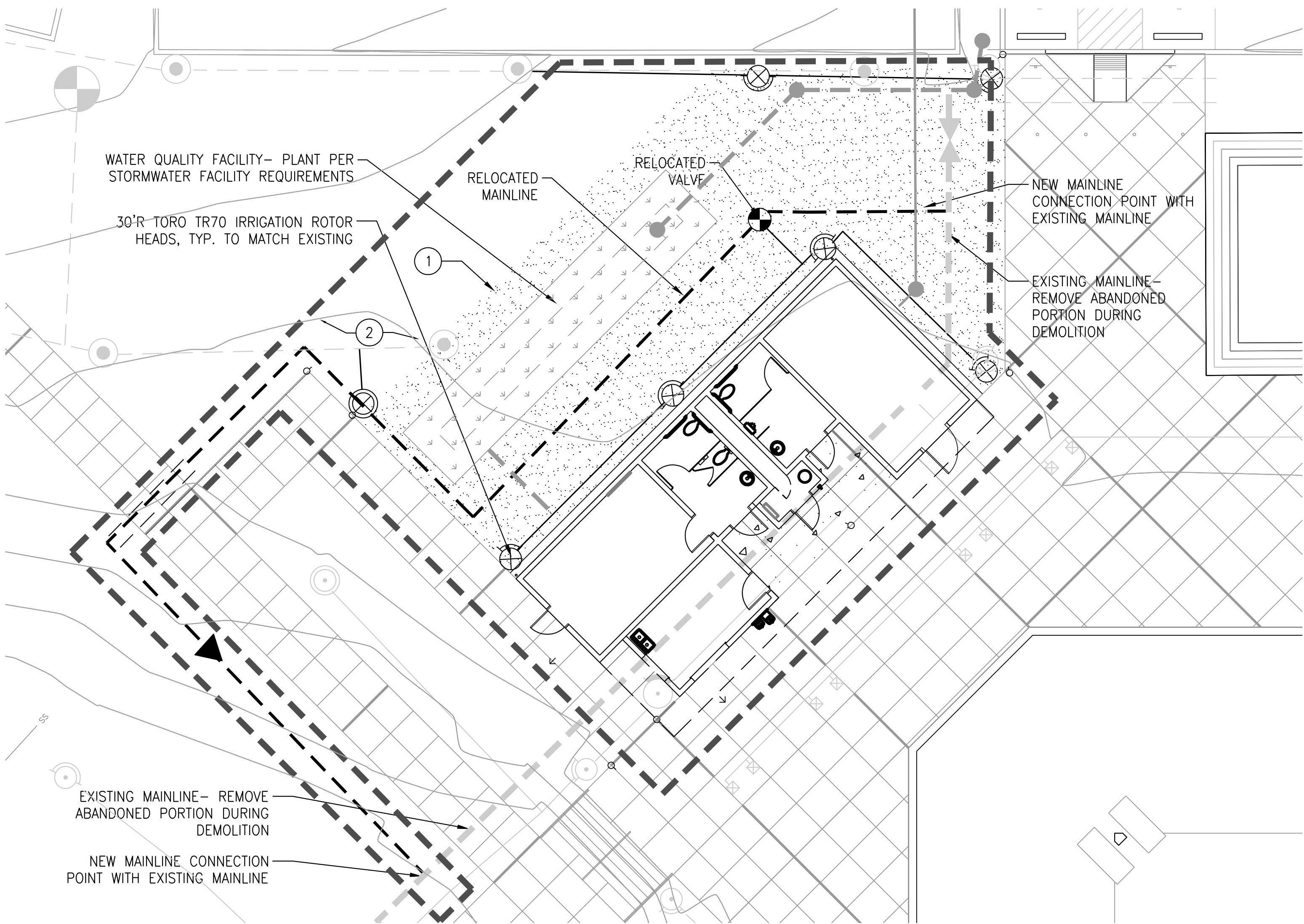
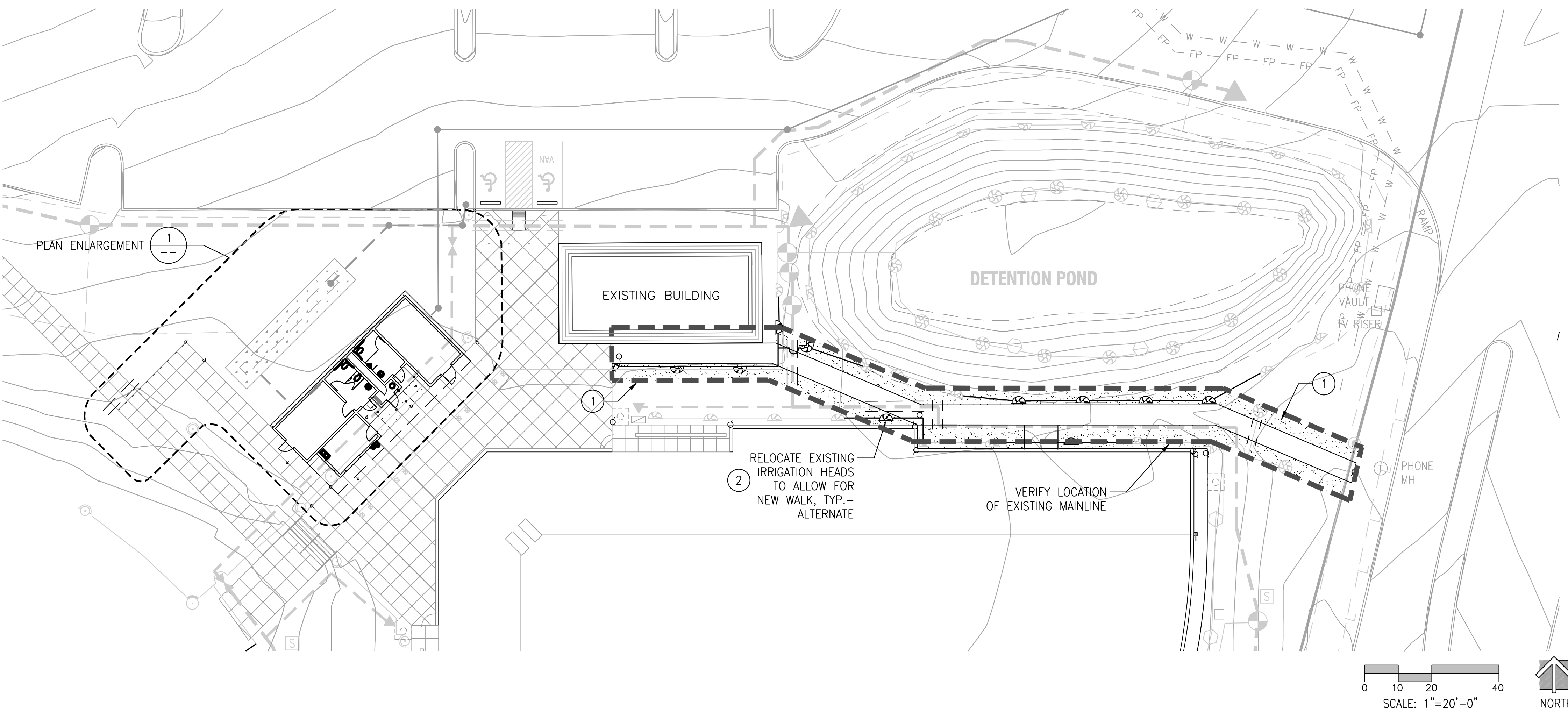
1. EDGE OF SEEDING TO CORRESPOND WITH EDGE OF PROJECT DISTURBANCE
2. CONTRACTOR TO ADJUST EXISTING HEADS AS NECESSARY TO PROVIDE HEAD TO HEAD COVERAGE. PROVIDE NEW LATERALS AT ADJUSTED HEADS.

IRRIGATION NOTES

1. THE CONTRACTOR SHALL INSPECT THE SITE AND VERIFY CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY OF ANY DISCREPANCIES AFFECTING SYSTEM PERFORMANCE PRIOR TO BEGINNING WORK.
2. INSTALL IRRIGATION SYSTEM IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
3. IRRIGATION LINES SHOWN WITHIN PAVED AREAS ARE FOR GRAPHIC CLARITY ONLY. IRRIGATION HEADS AND PIPES ARE TO BE PLACED WITHIN LANDSCAPED AREAS WITH THEIR LOCATIONS MODIFIED AS REQUIRED TO AVOID PLANT MATERIALS, UTILITIES AND OTHER OBSTRUCTIONS. PLACE LINES IN COMMON TRENCHES WHERE POSSIBLE.
4. COORDINATE ALL IRRIGATION WORK WITH OTHER TRADES INVOLVED. COORDINATE IRRIGATION P.O.C. AND LOCATION OF AUTOMATIC CONTROLLER.
5. ALL VALVE BOXES WILL BE PLACED IN A MANNER WHICH FACILITATES ACCESS FOR MAINTENANCE. LOCATE VALVE BOXES IN PLANTING AREAS WHEREVER POSSIBLE. SIZE BOXES TO ACCOMMODATE COMPLETE VALVE ASSEMBLY INCLUDING UNIONS.
6. ALL COMPONENTS OF IRRIGATION SYSTEM SHALL BE INSTALLED AND ADJUSTED TO PROVIDE ADEQUATE COVERAGE AND ELIMINATE OVERSPRAY ONTO BUILDINGS, ROADS, AND PATHS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE WORKING SYSTEM.
7. CONTRACTOR SHALL VERIFY STATIC PRESSURE IS APPROXIMATELY 75 P.S.I. AT THE P.O.C. PRIOR TO COMMENCING WORK. NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY IF ACTUAL FIELD DATA DIFFERS FROM THIS INFORMATION.
8. THIS SYSTEM REQUIRES A MINIMUM STATIC PRESSURE OF 75 P.S.I. AT A MAXIMUM FLOW OF 76 GPM AT POINT-OF-CONNECTION. HEAD LAYOUT AND ZONES ARE BASED ON THIS DATA AND DATA SHOWN IN IRRIGATION LEGEND. NOTIFY THE OWNERS REPRESENTATIVE PRIOR TO COMMENCING WORK IF ACTUAL FIELD DATA DIFFERS FROM THIS INFORMATION.
9. IRRIGATION LATERALS ARE SIZED AT VALVE AND CONTINUING IN DIRECTION OF FLOW. REDUCTIONS IN PIPE SIZE ARE LABELED BEGINNING DOWNSTREAM OF NEAREST FITTING. ALL LATERALS ARE MINIMUM 3/4" OR SAME SIZE AS NEAREST UPSTREAM PIPE.
10. INSTALL ALL IRRIGATION PIPES IN PVC SLEEVES BELOW ALL PAVED SURFACES. COORDINATE PLACEMENT OF SLEEVES WITH APPLICABLE TRADES.
11. GRADE MAIN AND LATERAL LINES TO DRAIN. PLACE MANUAL DRAINS AT LOW POINT IN MAINLINES. MINIMUM ONE PER VALVE.
12. MAINTAIN FULLY OPERATIONAL AUTOMATIC IRRIGATION SYSTEMS TO ALL IRRIGATED AREAS CURRENTLY SERVICED FROM EXISTING MAINLINE POINTS-OF-CONNECTION. IF IRRIGATION SERVICE CAN NOT BE MAINTAINED, PROVIDE TEMPORARY IRRIGATION OR HAND-WATER AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

VALVE KEY:

CONTROLLER	NUMBER
—	GALLONS PER MINUTE
—	VALVE SIZE
—	STATION NUMBER



1 PLAN ENLARGEMENT
SCALE: 1" = 10'

PLAN



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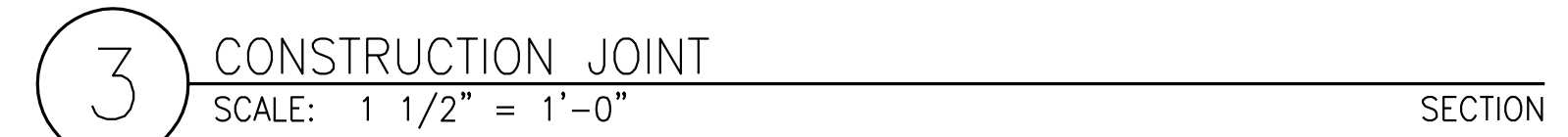
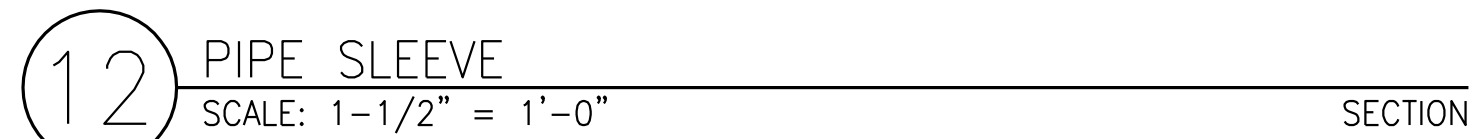
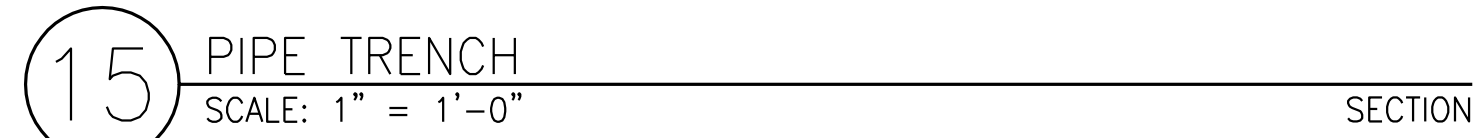
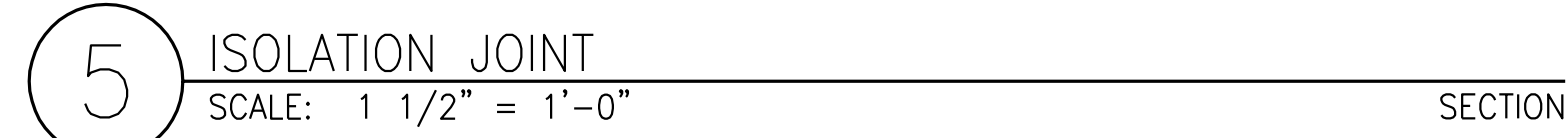
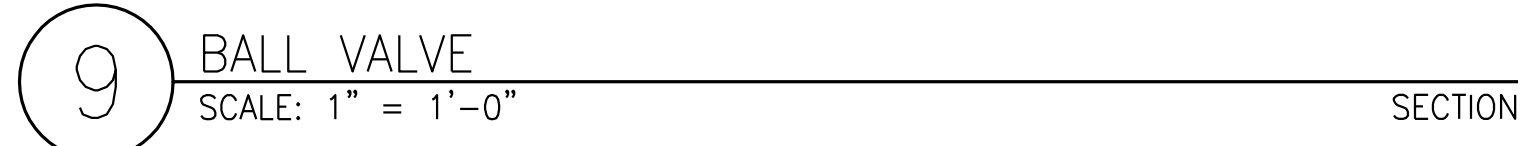
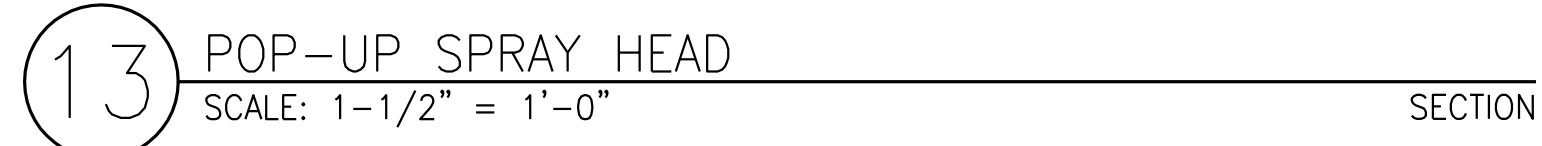
WALKER MACY

111 SW OAK, SUITE 200
PORTLAND, OR 97204
503-226-3122

phase	LAND USE
date	JUNE 17, 2015
revisions	
project #	15019

PLANTING AND IRRIGATION PLAN

L3



PD-5 PUBLIC COMMENTS

FAXed IN: ATTENTION
7/23/2015 4:30pm.
Thank you

July 23, 2015, 3:51 PM

Subject: File NO. DR-15-10, public testimony to be entered into the record.
Dear West Linn planning department.

Our property borders the school on their entire southern and western sides.

We are opposed to this project for reasons stated below.

1. No ground truth light study was done on the schools conditions of approval for their hour of operation extension as demanded by city council. We asked the planning department repeatedly for it and received the old original study. If one exists we would like to request to see it.
2. The arborvitae screening has died the school promised to maintain as another condition of approval of their hour long extension. As did the original and sub sequential landscape plants.
3. The baseball field on the west end of the school property has several trash cans on the back side of the back stops and dug outs. They have been over flowing for months. Please walk out and look. The dogs the exercise there daily carry it around and the light pieces of trash blow over the fence and into our fields.
4. The school has left a high grass buffer of several feet along their western property line. The trash consists of many clear plastic beverage containers. The lay scattered about in the high and short grass. The sun can reflect just like a magnifying glass and start a fire whether it be glass or plastic. We are putting the school on notice that they are creating a fire hazard.
5. We feel the aforementioned lack of maintenance, integrity and not broken promises on past permits by the school district should be reason enough to not allow them to create more trash that they won't pickup.
6. Let them clean up there current breach of contracts. Before they are able to create more.

If you have any questions please feel free to contact me at 541-994-7988.

Please walk out and look at the trash and dead arborvitae they speak for themselves. What a waste of taxpayer money on the labor and plants!

Thank you


Kent Seida and Family

