

**DRAFT**

STAFFORD HAMLET  
COMMUNITY MEETING

Minutes

July 14, 2020

Chair Bill Markt called the July 14th Community meeting of the Stafford Hamlet to order at 7:05 pm on Zoom.

Attendance:

- ❖ Board Members Present: Jane Comer, Richard Fiala, John Keith, Katy Krider, Jana Lombardi, Bill Long, Patty Mamula, Bill Markt, Len Schaber,
- ❖ Excused: Brandon Post
- ❖ Absent:
- ❖ Staff Present:

West Linn-Wilsonville Presentation on Maintenance Building on Stafford Road:

Chair Bill Markt introduced representatives from the West Linn-Wilsonville School District who attended to give a presentation on a new 20,000 square foot maintenance building that is being proposed on Stafford Road. The property is next to the Stafford Primary School property. Jim Fitzpatrick, architect from IBI Group, said the building would be 20,000 sq ft with the possibility of a future 10,000 sq ft addition. The school district said the goal is to consolidate buildings and equipment. The school district is not projecting an increase in traffic. Phase two of the project could include the grounds department having a building on the site and phase three would be a small conference center for training. There will be a small amount of added parking and a stormwater facility would be added. The maintenance building will be a pre-engineered building and will function as a warehouse.

Remo Douglas, Bond Program Manager from West Linn-Wilsonville, said the goal is for it to look like a barn. It will have additional planting and stormwater improvements.

A community member asked what is the reason for a 20,000 sq ft maintenance building. Remo Douglas' answer was it is a storage building. It will not have an office or a restroom. There will be a light system and a sprinkler system for safety.

A community member asked how large was the previous school district maintenance site? And was the proposed site a crest facility? Remo Douglas said he did not know the size of the previous site, and that the district needed a bigger space. Pat McGough said the previous configuration was two sites and the new one is one site. Remo Douglas said the new facility will have racks and forklift access so more storage options will be available. Remo Douglas said the old farm sign for Crest had been stored at the new property but was moved because the site was never intended to be a crest site.

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A community member asked where the entrance for the new property will be. The answer was it will be from the primary school driveway near the loop. The entrance to the maintenance facility property will be gated. The district will keep the existing driveway on the new property but will not use it as a main entrance.

A community member asked if this is part of the bond project, and the answer was yes. This is part of the money that comes from work on the elementary school where the existing maintenance building is.

Richard Fiala asked if there will be additional parking and a new entrance to Stafford School. Remo Douglas said that future work could add a small amount of parking. The project is intended for storage replacement only. Richard Fiala asked how the number of parking spots could change. The answer is under all phases there would be 14 new spots and six would be lost. Richard Fiala asked if the building could have been in a city somewhere? The answer was this was intentional siting because it is centrally located and increases efficiency.

Katy Krider asked if the master planning process was open to the public, and the answer was no. Katy Krider asked how were the locations of the building decided during the siting process. The answer was they were sited for efficiency. The buildings best fit where they were placed and helped keep future projects open and possible. Katy Krider asked if there would be solar panels on the building, and the answer was yes. Katy Krider asked when is phase two being designed. The answer is phase two is unfunded, and there is currently no design or plan. The school district said it is being transparent and forward looking. The district said the future grounds building would be similar to the maintenance building. Katy Krider asked what the budget for the project is, and the answer is 2.5 million. Katy asked if phase three is a ways down the road, and the answer was there is no money for phase three right now.

Katy Krider asked what is happening with the rest of the site. Remo Douglas said the area from the edge of phase three to the river has a slope and is not suitable for building. Then there is a buffer that is in the floodplain.

Katy Krider asked if the training and conference room could be done somewhere else. Remo Douglas said that there is a need for a conference room in the district and a space that is not the school board meeting room. Katy Krider asked if the district was concerned about the proposed access being in the parking lot to the elementary school and if there were concerns about traffic, congestion, and safety. The School district said it was aware of the times to not drive through and thought it would work.

A community member asked when the expansion to capacity of 30,000 square feet would be and the answer was there is no timeline.

A community member asked if there were any parking spots at the facility in Wilsonville, and the answer was no.

A community member asked what is the plan for the open land next to Stafford School. The answer is it is the septic drain field.

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A community member asked where does the runoff go, and the answer is it will go to a designated stormwater facility on the property.

A community member asked how do you mitigate traffic. The answer was the conference center usage would be in the future and have a small number of parking spots.

Keith Liden said that the pre-app meeting has happened and as a result the district does not think a traffic study is likely to happen. The application has not been submitted.

Katy Krider asked will the public get to see the final design? Have an opportunity to comment? Or would the opportunity to comment happen after the application has been submitted. The answer is that more documents could be available soon. Keith Liden said the land use plans would go to the County and the permits would also have mechanical and technical data.

A community member asked why couldn't the art and tech programs go on the site. The answer was that the district wants to expand the art/tech site and wants more opportunities for the students in those programs.

Len Schaber asked if the stormwater is for fire suppression or plant watering. John Howorth said they are reviewing the fire suppression plans. Remo Douglas said there is an existing above ground storage tank, though the district is still studying tank capacity and what is needed overall.

Richard Fiala asked what did TVF&R require for a tank? John Howorth said they are still talking to TVF&R and trying to figure out what is needed. It may also depend on what items are in storage.

Adjournment: Chair Bill Markt adjourned the meeting at 8:01 pm.