



West Linn – Wilsonville Schools

Long Range Planning-Bond Oversight Committee Meeting

[via Zoom online meeting]

Wednesday, October 21, 2020 6:00 PM

Agenda

Long Range Planning Committee Meeting

1. Call to Order
2. Roll Call

Mary Pettenger	Ginger Fitch, Board Liaison
Julie Miller	Kathy Ludwig, Superintendent
Grady Nelson	Pat McGough, Chief Operations Officer
Julie Stone	Remo Douglas, Bond Program Manager
Kim Jordan	Amy Berger, Bond Coordinator
Samy Nada	
Parasa Chanramy	
3. Welcome - Introductions Kathy Ludwig
4. Roles & Responsibilities Pat McGough
 - a. LRPC
 - b. BOC
5. Active Bond Project List Pat McGough/Amy Berger
6. Land Holding Pat McGough
 - a. Review of Properties
 - b. Site Signage
7. Review Agenda for 10-28-2020
8. Adjourn



West Linn – Wilsonville Schools

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Digital Zoom Meeting
Wednesday, October 21, 2020 6:00 PM**

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1. Call to Order 6:03 PM
2. Roll Call

Mary Pettenger	Ginger Fitch, Board Liaison
Julie Miller	Kathy Ludwig, Superintendent
Grady Nelson	Pat McGough, Chief Operations Officer
Julie Stone	Remo Douglas, Bond Program Manager
Kim Jordan	Amy Berger, Bond Coordinator
Samy Nada	Andrew Kilstrom Communication Director
Parasa Chanramy	
3. Welcome – Introductions: There are three new members on the committee. Superintendent Ludwig welcomed the new members and thanked them for their interest and commitment to the district and committee. Each member gave a brief introduction and told a little about themselves to the committee.
4. Roles & Responsibilities: Members in this committee are part of two different committees, the Long Range Planning Committee (LRPC) as well as the Bond Oversight Committee (BOC). The meetings will be held on the same night, adjourning one and starting the next in order to keep the two meetings separate. Pat McGough will lead the LRPC Meetings and Remo Douglas will lead the BOC Meetings.
 - a. Committee Members are expected to project and plan for future growth in the district. For more than 20 years this district committee has been part of planning for growth. Committee members look at city master plans and demographic planning to address future school district needs.
 - b. Committee Members are asked to know the district Long Range Plan and help the community and other citizens understand the district’s vision. To help bridge the gap between the Long Range Plan document and what the community knows or doesn’t know.
5. Active Bond Project List: The bond website is a good place to get updates for active and future projects. People can sign up for project listservs to receive information as well. More in depth conversation about bond projects will be discussed at next week’s joint LRPC/BOC meeting.

6. Land Holding – School Board Task Assignment

a. In March of this year, a memo went to the School Board regarding the district land bank. The memo requested the Board task LRPC with reviewing land holdings. The committee was shown three sites of which they are being tasked with deciding value to the district.

- i. Oppenlander: 10.08 acres – Bought by the district in 1973 as a possible future school site. After building Trillium Creek, and after the decision was made to rebuild Sunset Primary on its current site, the Oppenlander property was no longer needed for a primary school site. Oppenlander stopped being used by school groups after turf was installed at Rosemont Ridge Middle School and West Linn High School. Current usage is by youth sports and occasional community use not associated with school groups. West Linn Youth Baseball did install turf on one of the fields in 2012 with district agreement and they have first right of refusal for field use, but there is no ownership or stake in the site/land. Oppenlander is often mistaken for a city park and there has been interest in the past to purchase the site. The question to the committee is what the future usage might be at this site. Does the district have need for the site or would selling and reinvesting for future land holding monies be the best option?
- ii. Frog Pond parcel: It is a flag lot that has been parceled off from the original 5-acre lot into two lots with one being sold to West Hills Development for the housing development while retaining the other. It sits right next to existing Frog Pond site that has been announced as the site of the new primary school as part of the 2019 Bond. Originally, the lot was purchased with additional lots for a possible middle school site. The site did not end up being the preferred site for a middle school and with development in Villebois, agreements were made with the city to swap land for the current Lowrie Primary site. In that agreement, the city would get 10 acres off the Meridian Creek school site. Frog Pond no longer needed a middle school and was bigger than needed for a primary school. The district listed land for sale and has sold to West Hills Development. There have been talks with the City of Wilsonville for the site to possibly become a pocket park. The Frog Pond area is growing and the city could use the big portion without the long driveway as development in the area will give access to the parcel.
- iii. 60th Ave Property 2 acres – In 2015, the district bought the Lowrie Family property on 60th Ave. It sits right next to Meridian Creek Middle School. This parcel is outside of the Urban Growth Boundary with no plan in place currently to bring it inside the UGB, and cannot be a school site unless brought into the UGB. The house on the site has been used to house visiting international teachers. The district also has storage on the site. One feature to the two acres is that it is directly adjacent to the Meridian Creek Middle School site and can be used in conjunction with that site if needed.

- iv. One Bonus parcel to share: The District Administration building site. When Stafford Road was built, it split the property leaving a small triangular parcel that sits on the north side of Stafford Road. The district plans to work with the neighbor to get the lot line cleaned up and do a quitclaim deed.
 - b. A few pieces of information for the committee to take into consideration when thinking about the future of these three pieces of land.
 - i. The district typically sells property as a whole, not subdividing and selling off pieces.
 - ii. The question really is to ask, “Is this property a district asset or a community asset?” The committee’s charge is to decide what to do with this property and what is best for the district.
 - iii. Part of the charge also is to decide if signage should be put up announcing the property as district-owned and possibly with district intentions, etc. Even an existing site like Dollar Street could have a sign announcing it is district-owned land, and then once the bond was passed the sign could say future site of middle school.
 - iv. The committee will need to look at the future needs of the district as laid out in the Long Range Plan when making a recommendation to the board.
 - v. Any proceeds from property sales goes right back into land purchasing.
 - c. A LRPC member asked the following question for the committee to consider when deciding what to do with land: “Why is the district is maintaining smaller properties that have no future developmental use by the district when we could be selling and putting the money into finding land to purchase and hold in a land bank holding?”
 - d. The next regular LRPC meeting is planned for January, and because the committee has three new members, the discussions and committee recommendations will happen then. The committee will then make a recommendation to the school board and it is ultimately the decision of the school board what to do with the land. The board also would like to have recommendations on signage for district land, not just the three presented during the meeting, but also sites dedicated for future school sites.
7. Review Agenda for 10-28-2020 – The next meeting will be in person at Inza Wood Middle School on Oct. 28. The meeting will consist of both Bond Oversight Committee and Long Range Planning Committee Meetings.

Next meeting: October 28, 2020

Adjourn: 8:07 PM



West Linn-Wilsonville
School District

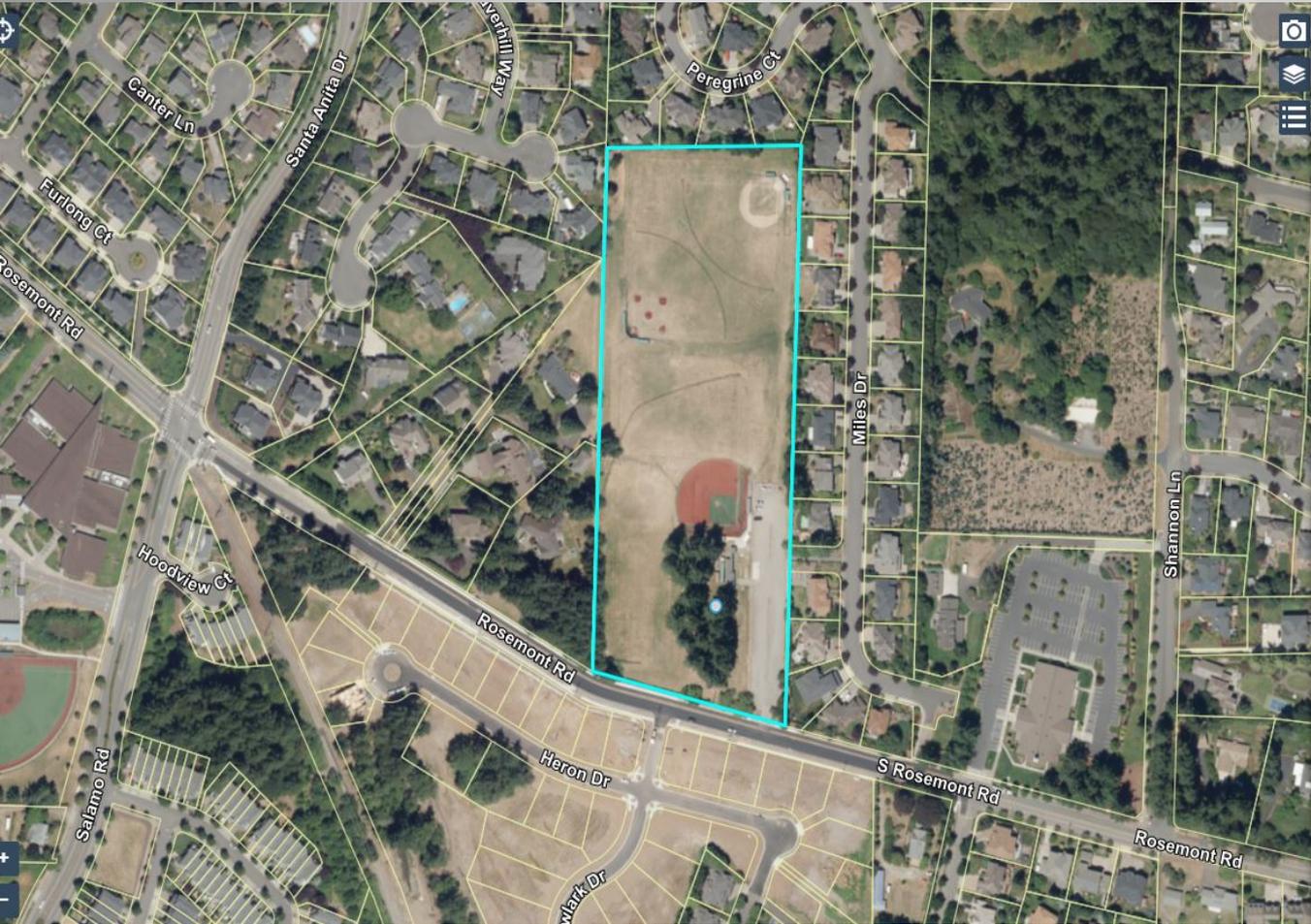
Long Range Planning Bond Oversight Committee Meeting

Wednesday, October 21, 2020 6:00 PM



Land Holdings

- Review of Properties
- Site Signage



Objectid: 158923
Primary Address: 1275 Rosemont Rd, West Linn, 97068
Jurisdiction: West Linn
Map Number: 21E26AD
Taxlot Number: 21E26AD02200
Parcel Number: 00388538
Document Number: 00298172-06
Census Tract: 020600

Assessment

Estimated Acres: 10.04
Current Year Assessed Value: \$405,969.00
Market Building Value: \$82,830.00
Market Land Value: \$549,521.00
Market Total Value: \$632,351.00
Sale Price: \$0.00
Doc Date: 06/20/2017
Doc Type: X
Taxcode: 003002

Schools

Public Safety

Zoning & Development

Voting

Utilities & Districts

Environmental & Hazards



Objectid: 103230
Primary Address: 7035 SW Boeckman Rd, Wilsonville, 97070
Jurisdiction: Wilsonville
Map Number: 31W12DD
Taxlot Number: 31W12DD00400
Parcel Number: 00805980
Document Number: 00298172-06
Census Tract: 024400

Assessment

Estimated Acres: 3.81
Current Year Assessed Value: \$283,135.00
Market Building Value: \$12,740.00
Market Land Value: \$428,280.00
Market Total Value: \$441,020.00
Sale Price: \$0.00
Doc Date: 06/20/2017
Doc Type: X
Taxcode: 003023

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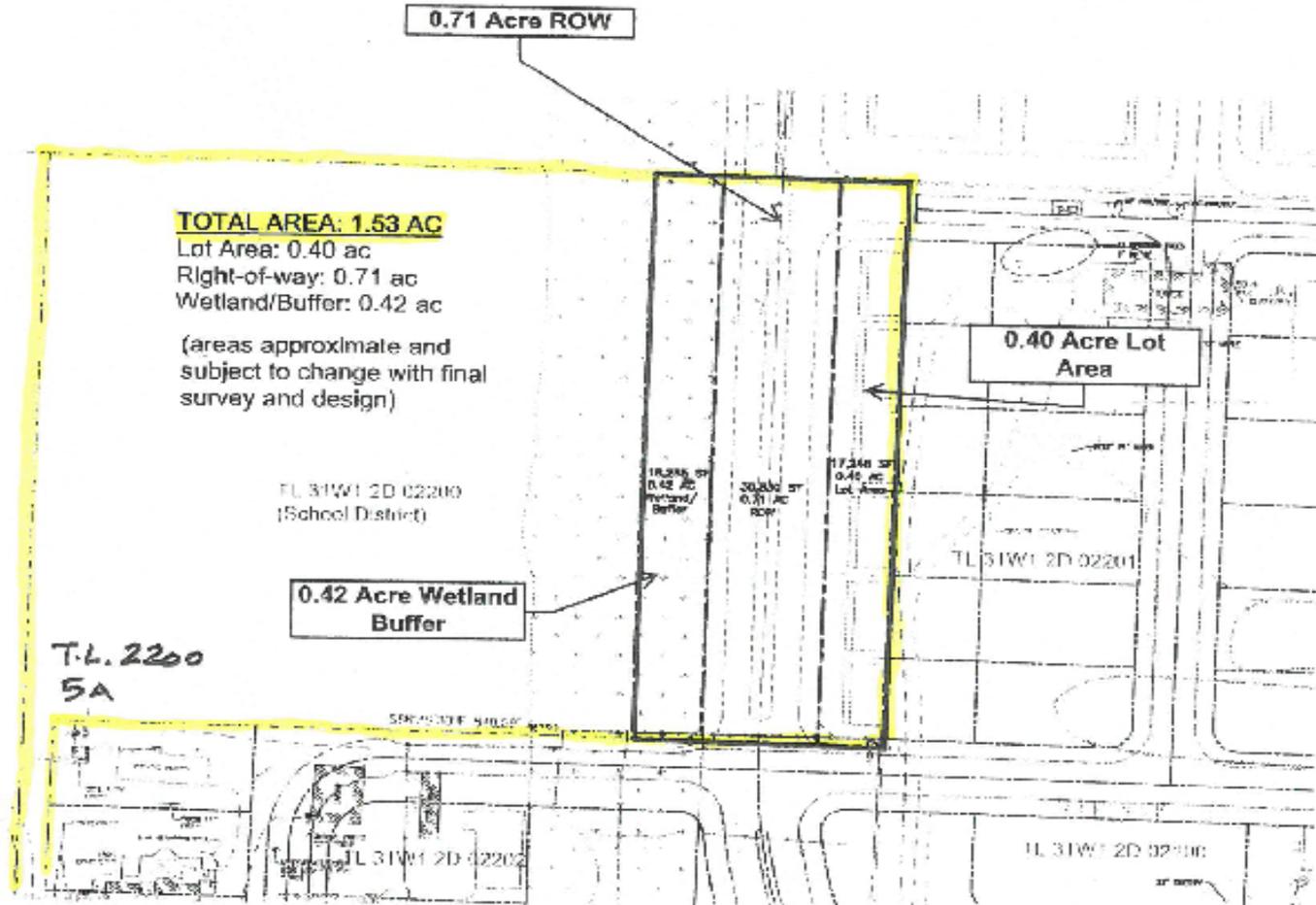


FROG POND

DISTRICT OWNED PROPERTIES

- T.L. 2300 - 10A Future School
- T.L. 2200 - 5A
- T.L. 1800 - 10A Currently For Sale





West Hills Land Development
 Frog Pond Property
 PROPOSED SCHOOL DISTRICT
 PROPERTY ACQUISITION
 11/16/17



West Linn-Wilsonville School District

Frog Pond Property



PARTITION PLAT NO. 2019-047

IN THE SOUTHEAST ONE-QUARTER OF SECTION 12
TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

DATE: APRIL 23, 2019

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Michael D. Spelts
OREGON
NOVEMBER 12, 2013
MICHAEL D. SPELTS
87475PLS
RENEWED: JUNE 30, 2020

Otak
806 SW 3rd Ave., Ste. 300
Portland, Oregon 97204
Phone: (503) 287-6625
www.otak.com
project: 19108

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "OTAK INC.", SET IN (1) OR AS NOTED
- ⊗ FOUND 5/8" IRON ROD WITH ALUMINUM CAP MARKED "OTAK INC" IN MONUMENT BOX, SET IN (1)
- ⊙ 5/8 INCH x 30 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "OTAK INC." SET ON 4-16-2019
- ALL MONUMENTS HELD UNLESS OTHERWISE NOTED
- MEASURED DISTANCE BETWEEN HELD MONUMENTS
- () MEASUREMENT AS SHOWN ON OR CALCULATED FROM REFERENCED DOCUMENT

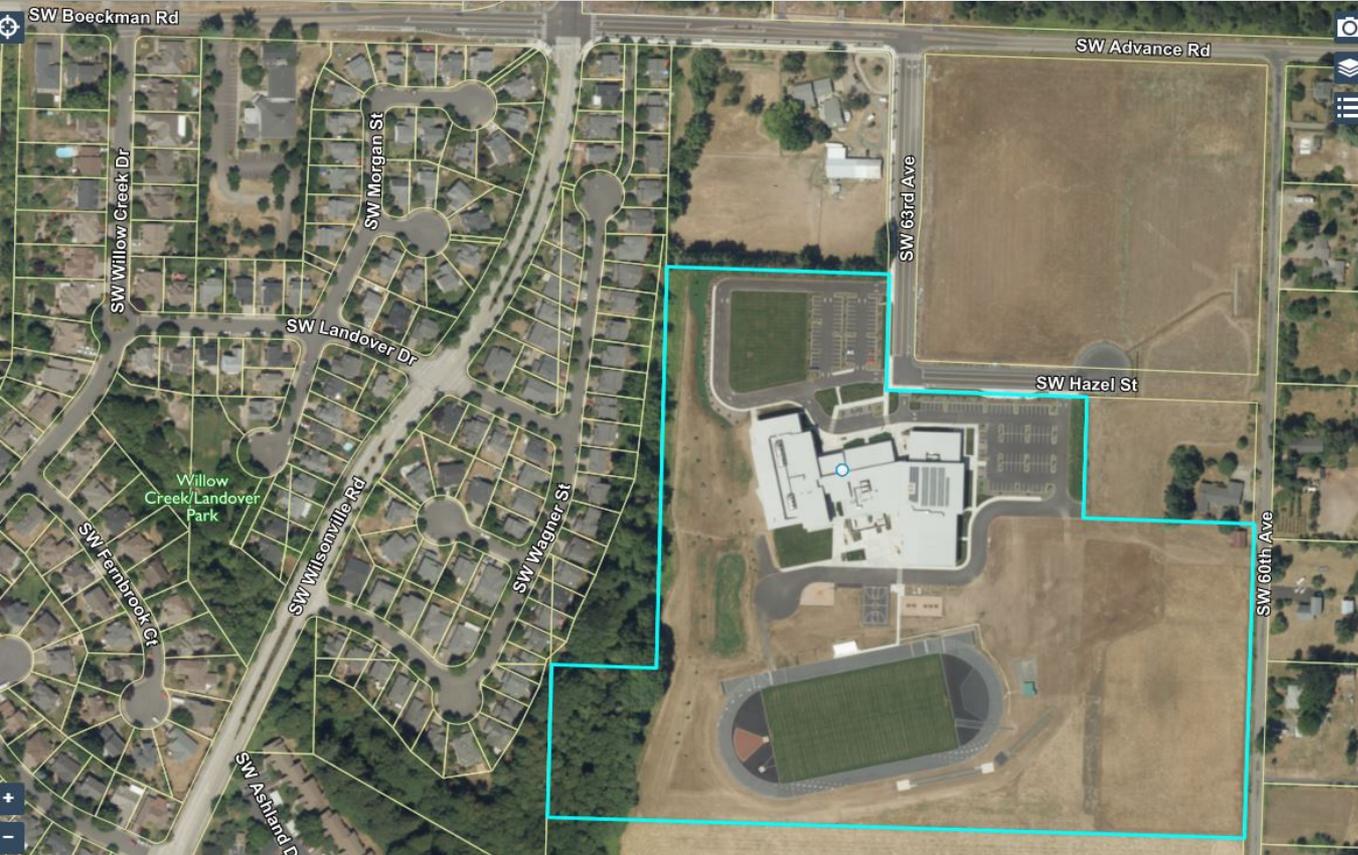
ABBREVIATIONS

- DOC. NO. DOCUMENT NUMBER:
CLACKAMAS COUNTY RECORDS
- IP. IRON PIPE, INSIDE DIAMETER NOTED
 - I.R. IRON ROD
 - R.W. RIGHT OF WAY
 - SF. SQUARE FEET
 - SN SURVEY NUMBER, CLACKAMAS COUNTY RECORDS
 - WYPC WITH YELLOW PLASTIC CAP

REFERENCED DOCUMENTS

- (1) "STAFFORD MEADOWS", PLAT 4658
- (2) SN2018-255
- (3) SN22446
- (4) DOC. NO. 2018-047116
- (5) DOC. NO. 99-052396
- (6) DOC. NO. 99-08039





Objectid: 69174
Primary Address: 6300 SW Hazel St, Wilsonville, 97070
Jurisdiction: [Wilsonville](#)
Map Number: 31E18
Taxlot Number: 31E18 02300
Parcel Number: 00767469
Document Number: 00298172-06
Census Tract: 022710

Assessment

Estimated Acres: 27.08
Current Year Assessed Value: \$17,098,728.00
Market Building Value: \$20,420,660.00
Market Land Value: \$6,212,872.00
Market Total Value: \$26,633,532.00
Sale Price: \$0.00
Doc Date: 06/20/2017
Doc Type: X
Taxcode: 003052

Schools

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Utilities & Districts

Environmental & Hazards



Objectid: 10717
Primary Address: 28355 SW 60th Ave, Wilsonville, 97070
Jurisdiction: Clackamas County
Map Number: 31E18
Taxlot Number: 31E18 02001
Parcel Number: 00767432
Document Number: 00298172-06
Census Tract: 022710

Assessment

Estimated Acres: 2.00
Current Year Assessed Value: \$398,925.00
Market Building Value: \$226,200.00
Market Land Value: \$393,249.00
Market Total Value: \$619,449.00
Sq Ft: 2024
Bedrooms: 3
Baths: 2
Year Built: 1974
Sale Price: \$0.00
Doc Date: 06/20/2017
Doc Type: X
Taxcode: 003005

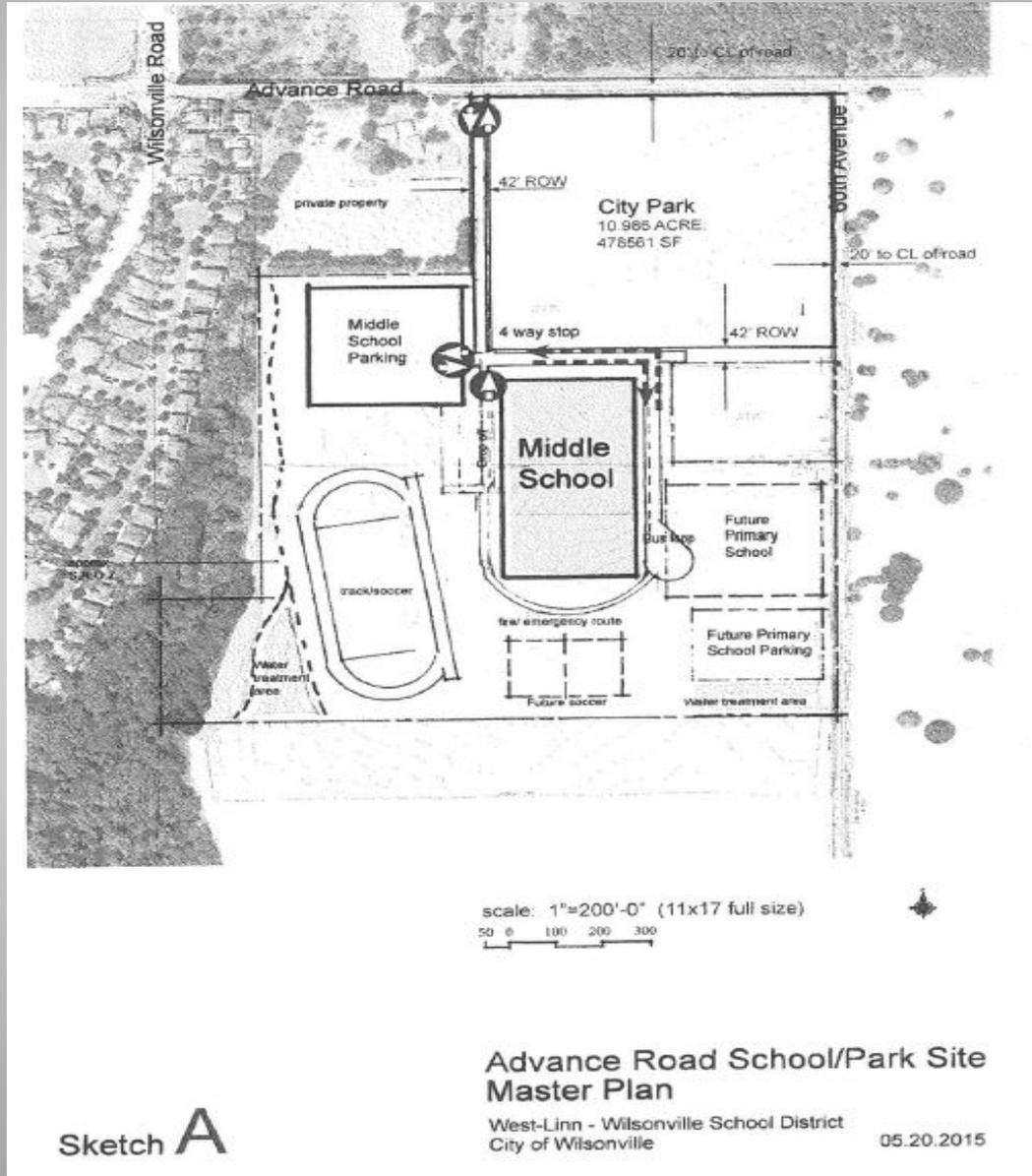
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Objectid: 101277
Primary Address: 22210 SW Stafford Rd, Tualatin, 97062
Jurisdiction: [Clackamas County](#)
Map Number: 21E32B
Taxlot Number: 21E32B 01100
Parcel Number: 00399134
Document Number: 00298172-06
Census Tract: 022702

Assessment

Estimated Acres: 1.57
Current Year Assessed Value: \$5,040,940.00
Market Building Value: \$7,517,370.00
Market Land Value: \$310,176.00
Market Total Value: \$7,827,546.00
Sale Price: \$0.00
Doc Date: 06/20/2017
Doc Type: X
Taxcode: 003004

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