

From: [Richard Truitt](#)
To: [Luxhoj, Cindy](#)
Cc: [Ben Altman](#); [Marsia Gunter](#)
Subject: Fwd: July 2021 Landover Meeting
Date: Thursday, November 4, 2021 11:02:12 PM

[This email originated outside of the City of Wilsonville]

Good evening, Cindy,

After seeing the statements from a few neighbors in the staff report, I thought that I should forward this email from the Chair of the Landover Homeowners Association. I have met with the HOA Board twice and kept them apprised of the church's plans during the application process.

Can this email be included in the record for the hearing?

Thanks, Cindy.

Rich Truitt

----- Forwarded message -----

From: **Joanna Morris** <joanna7776@gmail.com>

Date: Wed, Nov 3, 2021 at 8:12 AM

Subject: Re: July 2021 Landover Meeting

To: Richard Truitt <rrtruitt@gmail.com>

Cc: Stan and Julia Satter <sjsatter@frontier.com>, Dona Sweetland <dona.sweetland@yahoo.com>

Good Morning Rich,

I am sorry for the delay, i just wanted to check with the board before responding. We were all in the agreement that whatever you do will be fine with us. Bottom line is that it is your property and not ours! So I think we are good. Thank you for giving us the opportunity to be heard.

If people have questions, then sure, a meeting might be a good idea. But as far as the HOA goes, we are good.

Thank you again,
Joanna



From: [Ben Altman](#)
To: [Luxhoj, Cindy](#); [Richard Truitt](#)
Subject: Frog Pond Church - Response to Condition PFA 6
Date: Friday, November 5, 2021 7:32:12 AM
Attachments: [Frog Pond Tech Memo Condition PFA 6.pdf](#)
[Frog Pond Paved Parking Comparative Site Plans.pdf](#)

[This email originated outside of the City of Wilsonville]

Cindy, please see attached, which provides a response to Condition of Approval PFA 6.

Thanks!

Ben Altman SENIOR PLANNER | PROJECT MANAGER | D 971.708.6258
PIONEER DESIGN GROUP, INC. CIVIL ENGINEERING | LAND USE PLANNING | LAND SURVEYING | LANDSCAPE
ARCHITECTURE
OREGON: 9020 SW Washington Square Rd. Suite 170 Portland, OR 97223 P 503.643.8286 ext. 1004
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9020 SW Washington Square Rd Suite 170
Portland, Oregon 97223

TECHNICAL MEMORANDUM

To: Cindy Luxhoj and Design Review Board
City of Wilsonville

From: Ben Altman, Senior Planner
Pioneer Design Group, Inc.

Project: Meridian United church of Christ (Frog Pond Church)
PDG No. 999-255

Date: November 5, 2021

RE: Response to Condition of Approval PFA 6, Tract A Storm Capacity

Condition of Approval PFA 6, requires that the applicant confirm that Tract A has adequate storm capacity for the increase in impervious area resulting from the proposed 13 new parking spaces in Phase 1.

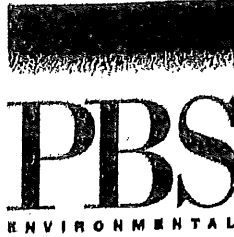
While the 13 proposed spaces do not currently exist, there were actually 41 paved spaces, which were never paved, but were calculated into the capacity of the existing storm facility (Tract A) by PBS.

The two attached site plans reflect the difference in paved area proposed for the 13 new Phase 1 spaces and the currently unpaved area which was calculated as paved for the storm capacity analysis prepared by PBS Environmental, which is included in the application packet.

The PBS analysis (January 21, 2000) concludes:

“Based upon my review, I certify that both water quality volume requirement and the water quantity pond requirement exceed the design values presented in the Storm Water Design Calculations dated March 1999...”

Therefore, the applicant believes that Condition of Approval PFA 6 has been adequately addressed.



MEMORANDUM

TO: Alice Coggins
PSE Architects
1220 SW Morrison
Portland, OR 97205

FROM: Guy M. Neal, P.E. *up*

DATE: January 21, 2000

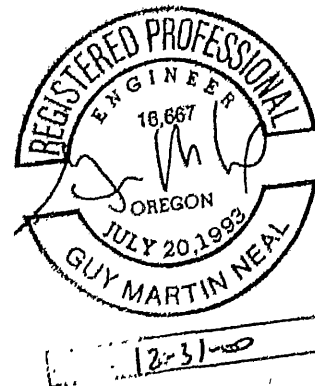
PROJECT NO.: 12935.00

RE: MERIDIAN CHURCH OF CHRIST – AS-BUILT DETENTION POND VOLUME CALCULATIONS

I have completed field measurements of the detention pond located at the above site. Measurements of the pond installation were completed January 17, 2000. The measurements of the actual pond volumes were then compared to design requirements for water quality (extended dry detention) and water quantity (detention) volumes to verify that capacity of the constructed system is adequate.

Based upon my review, I certify that both the water quality volume requirement and the water quantity pond requirement exceed the design values presented in the Storm Water Design Calculations dated March 1999. Measured contours and volume calculations are attached.

If you have any questions regarding this matter, please contact me at (503) 417-7595.

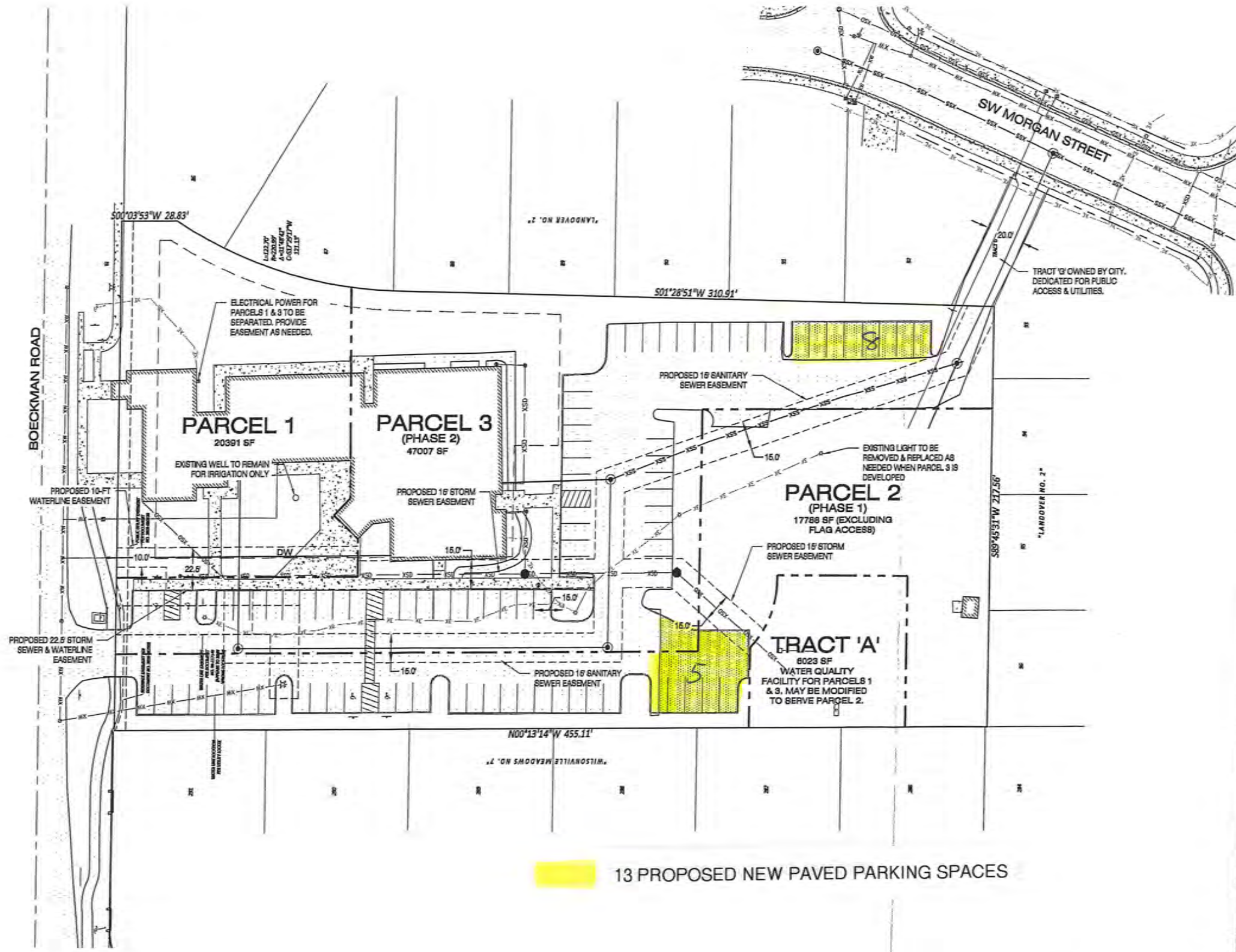


ENGINEERING AND ENVIRONMENTAL SOLUTIONS

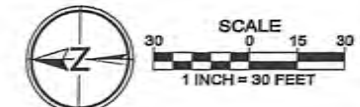
1220 SW Morrison Street, Suite 600 Portland, OR 97205 503/248-1939 Fax 503/248-0223

BEND EUGENE PORTLAND SEATTLE TRI-CITIES VANCOUVER

B:\Projects\999-255-19\Planning\999-255_P4_Out.dwg 8/9/2021 10:26:19 AM



13 PROPOSED NEW PAVED PARKING SPACES



UTILITIES MASTER PLAN

FROG POND CHURCH
 WILSONVILLE, OR

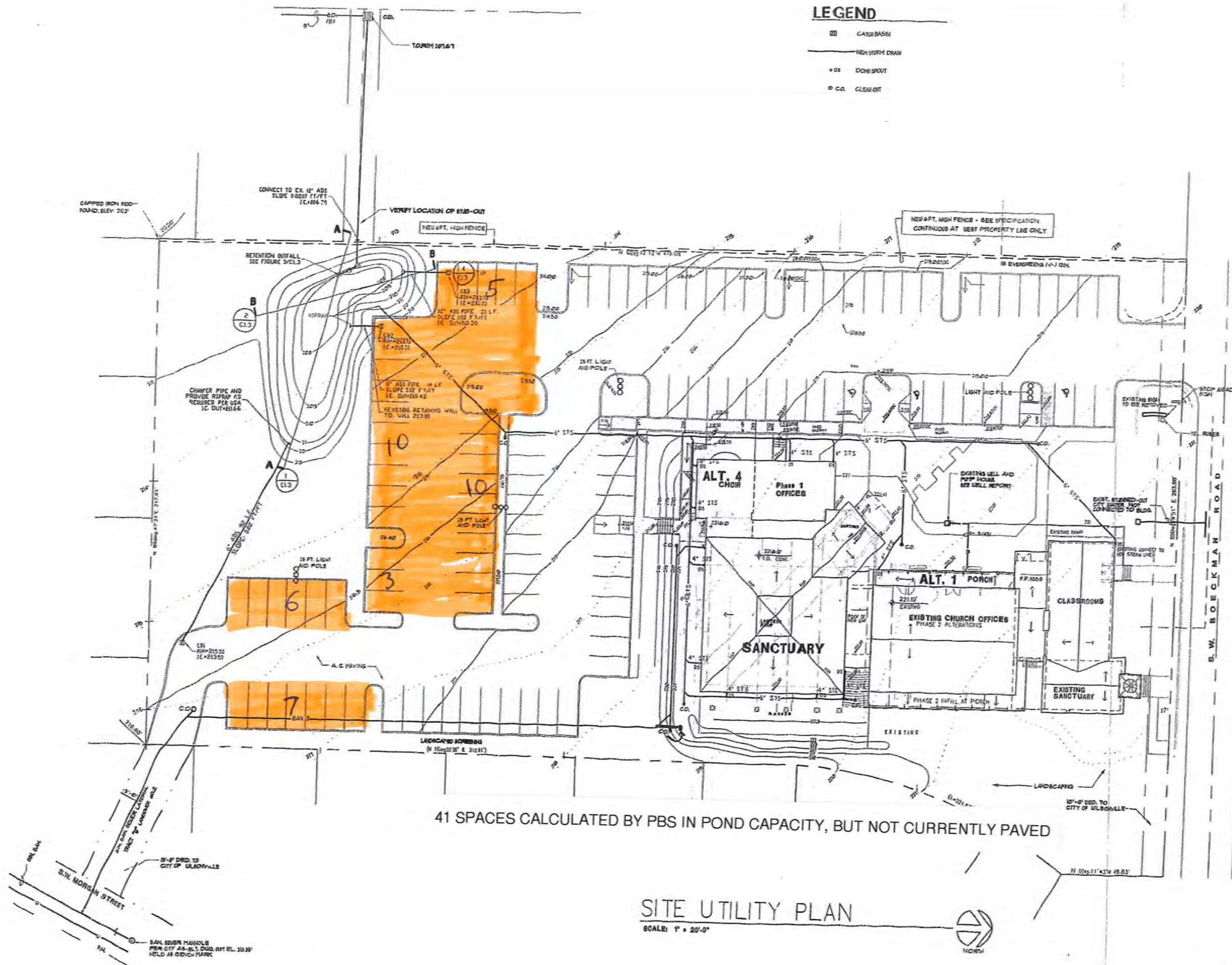
Designed by	Date	Reviewed by	Date	REF.
JPB	5/2021	JPB	5/2021	
JPB	5/2021	JPB	5/2021	
Project No.	999-255			
Horiz. Scale:				
Vert. Scale:				

No.	Date	Revision
1	7/21/2021	LOT LAYOUT REVISIONS
2	7/26/2021	LOT LAYOUT REVISIONS

Project: FROG POND CHURCH
 No.: 999-255
 Type: PLANNING
 Sheet: **P4.0**

LEGEND

- ▣ CATCH BASIN
- NEW STORM DRAIN
- DS DOWN SPOUT
- CO. CLEW OUT



41 SPACES CALCULATED BY PBS IN POND CAPACITY, BUT NOT CURRENTLY PAVED

SITE UTILITY PLAN

SCALE: 1" = 20'-0"



**PECK
SMILEY
ETLIN
ARCHITECTS**

1220 SW MORRISON
SUITE 600
PORTLAND, OREGON
97205
(503) 248-9170

SITE UTILITY PLAN
SANCTUARY ADDITION AND ALTERATIONS
MERIDIAN UNITED CHURCH OF CHRIST
6750 S.W. BOECKMAN ROAD, WILSONVILLE, OR 97070

**SITE
UTILITY
PLAN**

PROJECT:	3618
DRAWN:	K4
CHECKED:	
DATE:	MARCH 1999
PROJECT:	



From: [Richard Truitt](#)
To: [Luxhoj, Cindy](#)
Cc: [Ben Altman](#); [Marsia Gunter](#)
Subject: Request for Modification of Condition of Approval
Date: Friday, November 5, 2021 2:21:04 PM

[This email originated outside of the City of Wilsonville]

Good afternoon, Cindy,

In addition to Ben's submission indicating that Condition of Approval PFA 6 has already been addressed, I would like to request a slight modification of Condition of Approval PFA 2.

Based on professional engineering experience in sewer design and construction, I believe that the City and the applicant will be better served by requiring an 8-inch sewer line in Morgan Street and Tract G to the junction manhole where lines to Parcel 2 and to Parcel 1 branch off. For the line to Parcel 1, a preferable solution would be to install manholes at junction points as shown in the utility drawing and to leave in place the existing 6-inch sewer line. With just 4 single-fixture restrooms and one kitchen sink in all of the church buildings, the limited sewage flow will more likely reach scour velocity in the 6-inch line, thus resulting in fewer blockages that would have to be removed by the maintenance teams for the City and for the church. The church has had no problems with blockages in the existing lines, and there are no planned changes that would cause a significant increase in sewage flows.

This also would have the benefit of causing less damage to existing paved areas and lower cost of installation.

Thank you for considering this modest change in the applicable Condition of Approval.

Rich Truitt, P.E.

From: [mmhubel](#)
To: [Luxhoj, Cindy](#)
Subject: Meridian United Church of Christ (Frog Pond) Development
Date: Tuesday, November 2, 2021 10:10:41 AM

[This email originated outside of the City of Wilsonville]

Good Morning Cindy,

I hope you had an enjoyable weekend.

After thinking about my correspondence to your office regarding the future development of the church's property, I wish to have my letters removed from the input by Wilsonville homeowners. Your ability to delete my letters from the homeowners evaluation of the development would be greatly appreciated.

Have a great week!

Sincerely,

Marcia Hubel

