

OREGON CITY SCHOOL DISTRICT

SITE PLAN AND DESIGN REVIEW

PROPOSED TRANSPORTATION MAINTENANCE FACILITY

17.50.080 Complete application—Required information

- A. One copy of a completed city application form that includes the following information:**
- 1. An accurate legal description, tax account number(s), map and location of all properties that are the subject of the application;**
 - 2. Name, address, telephone number and authorization signature of all record property owners or contract owners, and the name, address and telephone number of the applicant, if different from the property owner(s)**

Application Form is attached.

Legal Description of subject property:

*Tax Assessor Map Number: 3-2E-09D-01400 (No street address assigned)
(See attached Exhibit A – Title Report.)*

Property Owner:

*Oregon City School District 62
P.O. Box 2110
Oregon City, Oregon 97045
(503) 785-8000*

Applicant:

*BBL Architects
200 North State Street
Lake Oswego, Oregon 97034
(503) 635-4425*

- B. A complete list of the permit approvals sought by the applicant:**

- 1) Oregon City High School Campus Master Plan Approval (see concurrent application)**
- 2) Site Plan and Design Review Approvals**
- 3) Proposed/Requested Modifications of Zoning Standards as identified herein and in concurrent Master Plan Submission, including:**
 - Allow 30 foot high light poles in bus storage area to minimize shading between buses*
 - Use of 8 foot high black vinyl coated cyclone fences and gates to secure bus/van/equipment storage area*
 - Setbacks consistent with Campus Industrial (CI) Zoning in lieu of setback requirements for Institutional facilities*
 - Relax any building façade transparency requirements (as discussed in Master Plan Submission*
 - Allow one bus entrances/exit and one bus exit only off Meyers Road as illustrated*
 - Approve Meyers Road Extension to match existing Meyers Road ROW width*
 - Do not require provision of additional bicycle spaces at the existing High School to meet Zoning Code requirements.*

- C. A current preliminary title report for the subject property:**

See attached Exhibit A - Title Report.

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- D. A complete and detailed narrative description of the proposed development that describes existing site conditions, existing buildings, public facilities and services, presence of wetlands, steep slopes and other natural features, a discussion of the approval criteria for all permits required for approval of the development proposal that explains how the criteria are or can be met, and any other information indicated by staff at the pre-application conference as being required

Proposed Development:

Construction of a new Transportation Maintenance Facility and associated vehicle parking and sitework is being proposed on the site. As a public educational facility, this is a permitted use in the Campus Industrial (CI) zone.

Project includes new offices, shop areas and support facilities for the School District's Transportation and Maintenance Departments. The building footprint is approximately 21,730 s.f. (plus covered bus wash area at north end); the total area of the second floor/mezzanine will total approximately 8,795 s.f. (Total Building area equals 30,525 s.f.)

Refer to attached Summary of spaces and area (Exhibit H). Refer also to accompanying Site Plan, Floor Plan, and Building Elevations.

Site Improvements will include:

Parking for Staff and Visitors: 138 spaces including 5 accessible spaces will be provided.

Larger and Mid-Size Bus Parking: 96 spaces for standard size buses will be provided.

Small Buses, Vans and Miscellaneous Maintenance Vehicles: 96 (plus 6 after hour driver) spaces for small buses, vans and other maintenance vehicles (mowers, etc.) will be provided.

No fueling station is anticipated at this time.

Fencing: The bus/van/equipment storage compound area (illustrated on accompanying Site Plan) shall be fenced for security purposes. Proposed fencing is 8 feet high to provide effective security and Applicant requests allowance of the use of black vinyl coated cyclone fencing and gates. (Cyclone fencing currently is used around the perimeter of the adjacent Oregon City High School Site.)

Off-Site Improvements in the Public Right-of-Way: A partial extension of Meyers Road is proposed as indicated on the attached Site Plans. Configuration of the extension will be coordinated with the City Parks Department which owns the neighboring property to the south. Lot line adjustments at the south end of the site will be required to create the public right-of-way for this extension. See attached Exhibit D entitled "Meyers Road Extension" regarding Chapter 12.04 – Streets, Sidewalks and Public Places; 12.04.007 - Modifications.

Existing Site Conditions:

The existing 10.5 acre site is located northwest of the intersection of Meyers Road and High School Avenue in Oregon City. Site terrain is generally flat (low slope) and includes a great many trees throughout the site. A wetland area has been surveyed and delineated at the north portion of the site. A 50 foot buffer zone between the developed site and the wetland will be provided. (See attached Site Plans and Survey for site dimensions, existing trees and wetland boundary.)

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Existing Buildings:

A small existing metal storage shed/pole barn is slated for removal.

Public Facilities and Services:

Refer to Master Plan Submission Narrative and Exhibits for information regarding public utilities.

Wetlands:

As noted above wetland on the northern portion of the site has been surveyed and delineated. Proposed development ends before encountering the wetland or its 50 foot buffer. See attached Exhibit G – Wetlands Delineation Report and Addendum A - NROD APPLICATION AND RESPONSES TO CHAPTER 17.49.

Steep Slopes and Other Natural Features:

Slopes are gentle within a range of 1% to 5%. See attached Survey.

Approval Criteria for Permits:

Refer to Master Plan Narrative for discussion of permit criteria.

REFER TO MASTER PLAN SUBMISSION NARRATIVE AND EXHIBITS FOR ADDITIONAL INFORMATION.

- E. Up to twenty-one legible copies of all reports, plans, site plans and other documents required by the section of this code corresponding to the specific approval(s) sought

See attached Reports:

Title Report (Exhibit A)

Final Traffic Impact Study (Exhibit C) (Addendum D)

Meyers Road Extension Discussion (Exhibit D)

Arborist Report/Tree Inventory (Exhibit E)

Phase I Environmental Site Assessment (Exhibit F)

Wetlands Delineation Report (Exhibit G)

See attached Drawings:

Survey of Proposed New Transportation Maintenance Facility Portion of Site

Civil Drawings of Proposed New Transportation Maintenance Facility Portion of Site

LUC1.1 – Site Utility Plan

LUC1.2 – Grading and Erosion Control Plan

Landscape Plans of Proposed New Transportation Maintenance Portion of Site

LUL1.0 – Planting Schedule and Notes

LUL1.1 – Planting Plan

Architectural Drawings of Proposed New Transportation Maintenance Facility

Sheet LUA0.1 Existing Conditions Site Plan

Sheet LUA0.2 Proposed Campus Site Plan

Sheet LUA0.3 Detail Development Site Plan

Sheet LUA1.1 First Floor Plan

Sheet LUA1.2 Second Floor Plan

Sheet LUA2.1 Exterior Elevations

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Electrical Drawings of Proposed Lighting at Proposed New Transportation Maintenance Facility Portion of the Site

Sheet EL0.2 Site Plan – Lighting

Sheet LUELO.2P Site Plan – Lighting Photometrics

See attached Exterior Materials Board for Proposed New Transportation Maintenance Facility

Other Information:

REFER TO MASTER PLAN SUBMISSION NARRATIVE FOR ADDITIONAL INFORMATION AND EXHIBITS.

- F. At least one copy of the site plan and all related drawings shall be in a readable/legible eight and one-half by eleven-inch format for inclusion into the city's bound record of the application

8 ½ x 11 inch copies of the following are attached:

Survey Plan of Proposed New Transportation Maintenance Facility Portion of Site

Civil Drawings of Proposed New Transportation Maintenance Facility Portion of Site

LUC1.1 – Site Utility Plan

LUC1.2 – Grading and Erosion Control Plan

Landscape Plans of Proposed New Transportation Maintenance Portion of Site

L1.0 Planting Schedule and Notes

L1.1 Planting Plan

Tree Mitigation Plans at Other Sites

L1.2 Tree Mitigation Plan – High School Site

L1.3 Tree Mitigation Plan – Holcomb Elementary Site

Architectural Drawings of Proposed New Transportation Maintenance Facility

Sheet LU0.1 Existing Conditions Site Plan

Sheet LU0.2 Proposed Campus Site Plan

Sheet LU0.3 Detail Development Site Plan

Sheet LU1.1 First Floor Plan

Sheet LU1.2 Second Floor Plan

Sheet LU2.1 Exterior Elevations

Electrical Drawings of Proposed New Transportation Maintenance Facility

Sheet EL0.2 Site Plan – Lighting

Sheet LUELO.2P Site Plan – Lighting Photometrics

- G. Mailing labels for notice to all parties entitled under Section 17.50.090 to receive mailed notice of the application. The applicant shall use the names and addresses of property owners within the notice area indicated on the most recent property tax rolls

Applicant will pay City fee to have City produce mailing labels.

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H. All required application fees

The following application fees have been paid with the submission of the concurrent Master Plan and the Site and Design Review packages:

<i>Master Plan (Concept Plan):</i>	<i>\$ 6,737.00</i>
<i>Site Plan and Design Review:</i>	<i>\$ 11,454.00</i>
<i>Plus .003 x \$8,500,000.00=</i>	<i>\$ 25,500.00</i>
<i>Natural Resource Review:</i>	<i>\$ 1,915.00</i>
<i>Traffic Impact Review:</i>	<i>\$ 2,668.00</i>
<i>Plus Master Plan Review:</i>	<i>\$ 2,000.00</i>
<i>Plus Large Study Area Fee:</i>	<i>\$ 666.00</i>
<i><u>Mailing Labels:</u></i>	<i><u>\$ 15.00</u></i>
<i>Total Fees:</i>	<i>\$ 50,955.00</i>

I. Annexation agreements (if applicable)

Not applicable; property is within City of Oregon City limits.

J. Additional documentation as needed by the community development director.

None identified

17.62.040 Plans Required

A. A site plan or plans, to scale, containing the following:

1. Vicinity information showing streets and access points, pedestrian and bicycle pathways, transit stops and utility locations;

See attached Drawings:

Sheet LUA0.1 – Existing Conditions Site Plan

Sheet LUA0.2 – Proposed Campus Site Plan

Sheet LUA0.3 – Detail Development Site Plan

Sheet LUC1.1 – Site Utility Plan

Sheet LUC1.2 – Grading and Erosion Control Plan

2. The site size, dimensions, and zoning, including dimensions and gross area of each lot or parcel and tax lot and assessor map designations for the proposed site and immediately adjoining properties;

See attached Sheet LUA0.2 – Proposed Campus Site Plan.

3. Contour lines at two-foot contour intervals for grades zero to ten percent, and five-foot intervals for grades over ten percent;

See attached Site Survey and Sheet LUC1.2 Grading and Erosion Control Plan.

4. The location of natural hazard areas on and within one hundred feet of the boundaries of the site, including:

- a. Areas indicated on floodplain maps as being within the one hundred-year floodplain

Not applicable.

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- b. Unstable slopes, as defined in Section 17.44.020

None identified.

- c. Areas identified on the seismic conditions map in the comprehensive plan as subject to earthquake and seismic conditions

Not applicable.

5. The location of natural resource areas on and within one hundred feet of the boundaries of the site, including fish and wildlife habitat, existing trees (six inches or greater in caliper measured four feet above ground level), wetlands, streams, natural areas, wooded areas, areas of significant trees or vegetation, and areas designated as being within the natural resources overlay district;

The City's Natural Resources Overlay District abuts the west and north sides of the project site; refer to the attached Mapping of Overlay District. As noted above, a wetlands area at the northern portion of the site has been identified, surveyed and delineated. See attached Drawing Oregon City Natural Resources Overlay Zone Map for its location.

Existing trees within the Construction Area will be removed to provide required development of this project. Requirements for the mitigation of removal of trees with DBH 6" or greater that are identified in the attached Arborist Report/Tree Inventory (Exhibit E) as being in good or moderate condition (and not an invasive species) have been calculated:

<u>Number of Trees Removed</u>	<u>Number of Trees to be Planted</u>
111 trees (6-12" DBH)	1 x 93 = 93 trees
114 trees (13-18" DBH)	2 x 111 = 222 trees
73 trees (19-24" DBH)	3 x 72 = 216 trees
40 trees (25-30" BDH)	4 x 40 = 160 trees
20 trees (31" and over BDH)	5 x 20 = 100 trees
	791 trees required

See Addendum E – TREE MITIGATION TABLE for additional detail.

Mitigation shall include providing:

190 trees at new staff/visitor parking lot. (See Sheets L1.0 – Planting Schedule and Notes and L1.1 – Planting Plan).

124 trees on the High School Site. (See Sheet L1.2 – Tree Mitigation Plan – High School for planting plan, tree species and sizes.)

113 trees will be planted at Holcomb Elementary School. (See Sheet L1.3 - Tree Mitigation Plan – Holcomb Elementary Site for planting plan, tree species and sizes.)

25 trees (1 ½" caliper) will be donated to Eastham Arbor Day Event.

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Other offsite tree replacement planting locations will be explored (including the donation of trees at the future City Park located to the south of the site). (See Addendum F – ZONING CODE RESPONSES for further, updated information.)

Cash-in-lieu of planting trees (tree bank/fund) (Option 4) per 17.41.1[25] will need to be employed to fully meet City requirements.

6. The location of inventoried historic or cultural resources on and within one hundred feet of the boundaries of the site

City has not, to our knowledge, identified any historic or cultural resources on or near the site.

7. The location, dimensions, and setback distances of all existing permanent structures, improvements and utilities on or within twenty-five feet of the site, and the current or proposed uses of the structures;

See attached Site Survey and Sheet LUA0.1– Existing Conditions Site Plan

8. The location, dimensions, square footage, building orientation and setback distances of proposed structures, improvements and utilities, and the proposed uses of the structures by square footage;

See attached Sheets LUA0.2 – Proposed Campus Site Plan and LUA0.3 – Detail Development Site Plan. See also Sheet LUC1.1 – Site Utility Plan.

9. The location, dimension and names, as appropriate, of all existing and platted streets, other public ways, sidewalks, bike routes and bikeways, pedestrian/bicycle accessways and other pedestrian and bicycle ways, transit street and facilities, neighborhood activity centers, and easements on and within two hundred fifty feet of the boundaries of the site;

See attached Sheet LUA0.1– Existing Conditions Site Plan

10. The location, dimension and names, as appropriate, of all proposed streets, other public ways, sidewalks, bike routes and bikeways, pedestrian/bicycle accessways and other pedestrian and bicycle ways, transit streets and facilities, neighborhood activity centers, and easements on and within two hundred fifty feet of the boundaries of the site;

See attached Sheet LUA0.2 – Proposed Campus Site Plan.

11. All parking, circulation, loading and servicing areas, including the locations of all carpool, vanpool and bicycle parking spaces as required in Chapter 52 of this title

See the following attached Sheet LUA0.3 – Detail Development Site Plan for parking layouts, circulation, loading and servicing areas, carpool, vanpool and bicycle (covered and uncovered) parking spaces.

12. Site access points for automobiles, pedestrians, bicycles and transit

Staff/Visitor parking will enter from and exit onto High School Avenue. Bus traffic will enter from and exit onto proposed extension of Meyers Road.

See attached Drawing Sheet LUA0.3 – Detail Development Site Plan.

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13. On-site pedestrian and bicycle circulation;

See attached Sheet LUA0.3 – Detail Development Site Plan for locations of sidewalks and bicycle circulation.

14. Outdoor common areas proposed as open space;

West Courtyard area for staff use is proposed at west side of building. See attached Sheets LUA0.3 – Detail Development Site Plan and LUA1.1 – First Floor Plan for location.

See Sheet LUA0.3 for open spaces including locations of storm detention areas, delineated wetlands, and 50 foot wetlands buffer area.

15. Total impervious surface created (including buildings and hard ground surfaces).

See attached Sheets LUA0.1– Existing Conditions Site Plan and LUA0.2 – Proposed Campus Site Plan.

Impervious area of building roofs and canopies at proposed new Transportation Maintenance Facility equals 25,691 s.f.

Impervious area of staff/visitor parking equals 48,816 s.f.

Impervious parking areas for buses, vans, and other equipment (within secured fenced area) and sidewalks equals 185,749 s.f.

16. The proposed location, dimensions and materials of fences and walls.

See attached Sheet LUA0.3 – Detail Development Site Plan for location of fences.

An 8 foot high fence is proposed to secure the bus/van/equipment storage compound. Fencing and gates are proposed to be black vinyl coated cyclone fencing.

- B. A landscaping plan, drawn to scale, showing the location and types of existing trees (six inches or greater in caliper measured four feet above ground level) and vegetation proposed to be removed and to be retained on the site, the location and design of landscaped areas, the varieties, sizes and spacings of trees and plant materials to be planted on the site, other pertinent landscape features, and irrigation systems required to maintain plant materials.

Refer to attached Landscape Plans (L1.0 – Planting Schedule and Notes, L1.1 – Planting Plan) and Arborist Report/Tree Inventory.

Refer to attached Sheet L1.2 Tree Mitigation Plan – High School Site for additional trees being planted at various locations on the site.

Refer to attached Sheet L1.3 Tree Mitigation Plan – Holcomb Elementary School Site for additional trees being planted at this remote School District site.

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- C. Architectural drawings or sketches, drawn to scale and showing floor plans, elevations accurately reflected to grade, and exterior materials of all proposed structures and other improvements as they will appear on completion of construction.

See attached Drawings:

<i>Sheet LU0.3</i>	<i>Detail Development Site Plan</i>
<i>Sheet LU1.1</i>	<i>First Floor Plan</i>
<i>Sheet LU1.2</i>	<i>Second Floor Plan</i>
<i>Sheet LU2.1</i>	<i>Exterior Elevations</i>

- D. A materials board, no larger size than eleven inches by seventeen inches clearly depicting all building materials with specifications as to type, color and texture of exterior materials of proposed structures. An electronic version may be accepted as an alternative if approved by the community development director.

See Materials Board accompanying this application.

Exterior Materials Listing

Exterior Wall Materials:

Painted Tilt-up Concrete Panels:

Color to match Miller Paint Company 0573 "Chintz"

Ground Face Colored Concrete Masonry:

Color to match Mutual Materials "Castle White"

Split Face Colored Concrete Masonry:

Color to match Mutual Materials "Castle White"

Pre-finished Metal Wall Panels Type 1:

Match AEP Span "Nu-Wave" pattern; color to match DuraTech mx "Cool Zaclique II"

Pre-finished Metal Panels Type 2 (Window Recess Infill Panels):

Match AEP Span "Cascade Series"; color to match DuraTech mx "Metallic Silver"

Pre-finished Metal Panels Type 3 (Flush Panels):

Color: Anodized Aluminum.

Pre-finished Metal Flashing and Trim:

Color to match DuraTech mx "Cool Zaclique II"

Aluminum Storefront, Entrances, Windows and Sun Shades:

Clear anodized aluminum

Aluminum Sectional Overhead Doors:

Clear anodized aluminum

Louvers & Steel Canopies:

Color to match DuraTech mx "Cool Zaclique II"

Painted Hollow Metal Doors:

Paint to match anodized aluminum color

Painted Bollards:

Paint Safety Yellow

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- E. An erosion/sedimentation control plan, in accordance with the requirements of Chapter 17.47 and the Public Works Erosion and Sediment Control Standards, and a drainage plan developed in accordance with city drainage master plan requirements, Chapter 13.12 and the Public Works Stormwater and Grading Design Standards. The drainage plan shall identify the location of drainage patterns and drainage courses on and within one hundred feet of the boundaries of the site. Where development is proposed within an identified hazard area, these plans shall reflect concerns identified in the hydrological/geological/geotechnical development impact statement.

Refer to attached Civil Drawings:

Sheet LUC1.1 – Site Utility Plan

Sheet LUC1.2 – Grading and Erosion Control Plan

Refer also to attached Exhibit I - Preliminary Storm Drain Detention & Water Quality Calculations.

- F. The legal description of the site.

Tax Assessor Map Number: 3-2E-09D-01400 (No street address assigned)

Legal Description of subject property:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CLACKAMAS, STATE OF OR, AND IS DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE SOUTHEAST AND SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF OREGON CITY, IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON. BEING ALL OF PARCEL I AND II OF THAT PROPERTY DESCRIBED IN DOCUMENT NO. 2000-009206, CLACKAMAS COUNTY DEED RECORDS TO JOSEPH F. AND PENNEY J. SPAZIANI AND TIMOTHY J. KOTZ,

EXCEPT THEREFROM THE FOLLOWING DESCRIBED PORTION:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT OF LAND, A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, 374.22 FEET EASTERLY OF THE SOUTH ¼ CORNER THEROF; THENCE NORTH 00°26'46" WEST ALONG THE EAST LINE OF SAID SPAZIANI PROPERTY A DISTANCE OF 627.81 FEET TO THE CENTER LINE OF MEYERS ROAD; THENCE, SOUTH 89°59'09" WEST ALONG THE WESTERLY EXTENSION OF SAID CENTER LINE A DISTANCE OF 64.00 FEET; THENCE, NORTH 00°26'46" WEST A DISTANCE OF 49.00 FEET; THENCE SOUTH 89°59'09" WEST A DISTANCE OF 199.90 FEET TO THE SOUTHERLY WEST LINE OF SAID SPAZIANI TRACT; THENCE, SOUTH 00°26'19" EAST ALONG SAID LINE 726.15 FEET TO THE SOUTHWEST CORNER OF SAID SPAZIANI TRACT ON THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 9; THENCE, 89°52'19" EAST ALONG SAID LINE 264.00 FEET TO THE POINT OF BEGINNING.

***Note: This legal description was created prior to January 1, 2008.**

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- G. An exterior lighting plan, drawn to scale, showing type, height, and area of illumination.**

See attached Drawings:

Sheet ELO.2 Site Plan – Lighting

Sheet LU ELO.2P Site Plan – Lighting Photometrics

- H. Archeological Monitoring Recommendation. For all projects that will involve ground disturbance, the applicant shall provide:**

- 1. A letter or email from the Oregon State Historic Preservation Office Archaeological Division indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the Oregon State Historic Preservation Office and that the Oregon State Historic Preservation Office had not commented within forty-five days of notification by the applicant; and**

On-site archeological monitoring recommended by SHPO.

- 2. A letter or email from the applicable tribal cultural resource representative of the Confederated Tribes of the Grand Ronde, Confederated Tribes of the Siletz, Confederated Tribes of the Umatilla, Confederated Tribes of the Warm Springs and the Confederated Tribes of the Yakama Nation indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the applicable tribal cultural resource representative and that the applicable tribal cultural resource representative had not commented within forty-five days of notification by the applicant.**

On-site archeological monitoring to be performed if/as recommended by tribal resource representative. Recommendations to be forwarded to applicant from City.