

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>PETER SDIR</i>	PROJECT NO(S). <i>M1-14-04</i>	
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S) <i>9500-</i>	TOTAL <i>9500-</i>

Type of Review (Please check all that apply):

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

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 AMEND CONDITION 3B OF DR-09-5 TO EXTEND THE USE OF EXISTING FIELD LIGHTS FROM 9 PM TO 10 PM.**


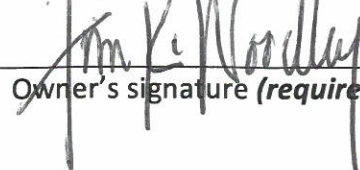
Applicant Name: TIM WOODLEY <small>(please print)</small>	Phone: 503.673.7976
Address: West Linn-Wilsonville Sch. Dist., 2755 SW Borland Rd.	Email: woodleyt@wlwv.K12.or.us
City State Zip: TUALATIN, OR 97062	

Owner Name (required): SAME <small>(please print)</small>	Phone:
Address:	Email:
City State Zip:	

Consultant Name: KEITH LIDEN <small>(please print)</small>	Phone: 503.757.5501
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.

	<i>6-6-14</i>		<i>6.6.14</i>
Applicant's signature	Date	Owner's signature (required)	Date

ROSEMONT RIDGE MIDDLE SCHOOL

Class II Design Review

June 9, 2014

APPLICATION SUMMARY

For Class II Design Review to amend condition of approval 3b of a previous Class II Design Review approval (DR-09-05) to allow existing sports field lights to remain illuminated one additional hour until 10:00 p.m. at Rosemont Ridge Middle School.

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 and Exhibits

- Exhibit A Exterior Lighting Plans – Athletic Fields and Driveway
- Exhibit B Memo – Response to City of West Linn lighting questions and Illumination Summary drawing
- Exhibit C Letter to Neighborhood Associations

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 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, which are illuminated according to the plan submitted with the 2009 Design Review application (Exhibit A).

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 received a Class II design review approval (DR-09-05) from the Planning Commission in February 2010 with a short list of conditions. One of those conditions (3b) affected the sports field lighting for the all-weather softball field and football field at Rosemont Ridge Middle School. The condition stated that "**All lighting shall be oriented to create no off site illumination and the light fixtures shall be screened to allow no off-site glare. The pole lighting must be turned off at 9 p.m. including game days.**" Several years have passed, and the District and city staff are not aware of any complaints regarding the use of the athletic field lighting.

Athletics Programming Need

The District's athletics programs continue to grow and seek space for practices and games, particularly in inclement weather that renders grass fields unplayable. Each spring and fall has multiple outdoor sports, with multiple teams for each sport. At other District facilities, there are a number of days where field lighting is used through 10:00 p.m. This minor extension allows sufficient time for an additional game or practice to occur on each field, and is not required every day. The 9:00 p.m. constraint at Rosemont Ridge leaves some teams with partial practices and delayed game schedules. The District would like to request a minor adjustment to the above-mentioned condition so that athletic field lighting at Rosemont Ridge Middle School could be used until 10:00 p.m. to accommodate the athletics programs' needs. The District is already committed to concentrating the use of sports fields into the earlier hours of the day, and would continue to do so if such an adjustment was made."

Field Lighting

The existing lighting fixtures were specially designed to prevent illumination beyond the fields. The lighting analysis submitted with the 2009 application (Exhibit A) and a supplemental response to planning staff questions (Exhibit B) indicated that lighting would not extend past the property line. The lighting plan sheet photos showed how the light levels for the fields would drop off almost completely once beyond the edge of the playing field. The field lights have performed consistent with the lighting plans. No changes are proposed for the existing field lighting.

Compatibility with Neighboring Properties

Parking to support these activities is centrally located on the school site, a significant distance from any residences. Activity and minor amounts of related noise have not been a problem for the neighbors, and the proposed extension to 10 p.m. is not anticipated to create compatibility issues.

Residences in the vicinity are over 100 feet to the south or east from the edge of the illuminated athletic fields. The fields are at a lower elevation than nearby homes. The one residence to the south is also partially buffered by existing fir trees. The homes to the east are separated by Salamo Road, which has street lights, along with street trees and other mature vegetation. As noted above, no complaints related to the field lights or the associated athletic events occurring in the evening have been received.

While the District is not required to seek public comment as part of this process a letter (Exhibit C) will be sent to the three neighborhood associations that border the school. This letter will be sent when the District is notified that this application has achieved completeness and will encourage residents to provide comment on the application.

CITY OF WEST LINN APPROVAL CRITERIA

Amending the condition of approval limiting the field lights from 9 to 10:00 p.m. requires a Planning Commission hearing per 99.330(B) and 99.120.

Section 99.120(C) allows the Planning Director to identify the parameters of the submittal appropriate to the amendment and applicable approval criteria. The Planning Director determined that the District's submittal should address the Design Review approval criteria sections 55.100(C) and (D), which are addressed below.

Section 55.100 C. Compatibility between Adjoining Uses, Buffering, and Screening

This section requires adequate buffering between different types of land uses. The buffers should consider a variety of factors including its purpose (noise, vision, etc.), size of the buffer, buffering locations, density of the buffer, and viewers who are stationary or mobile.

As demonstrated by the school's operation, the use of the fields and their illumination has occurred in a way that has not been detrimental to surrounding homes. The school site is landscaped, and appropriate landscape buffering was installed as part of the original school approval and the 2009 Design Review application. Regarding the lights, the key to compatibility is having well-shielded lights that need little to no buffering in the first place.

Section 55.100 D. Privacy and Noise

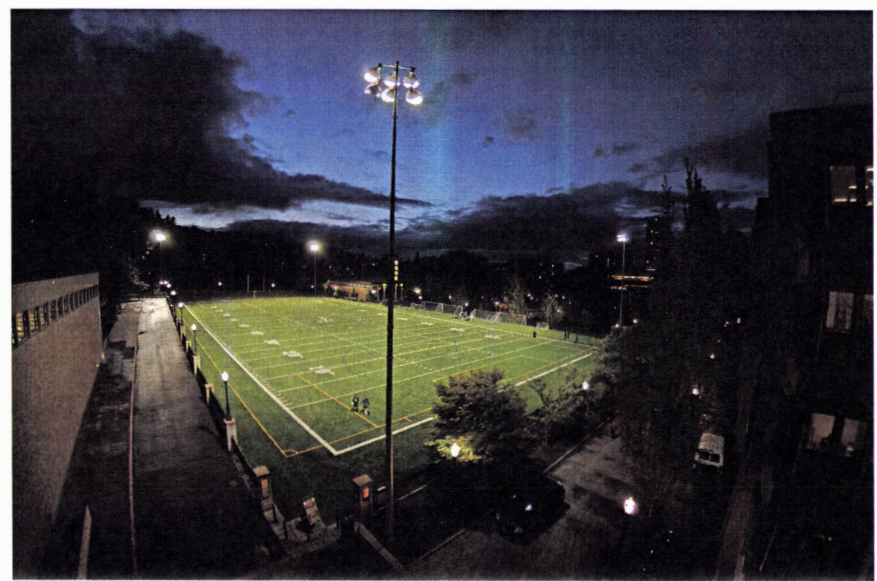
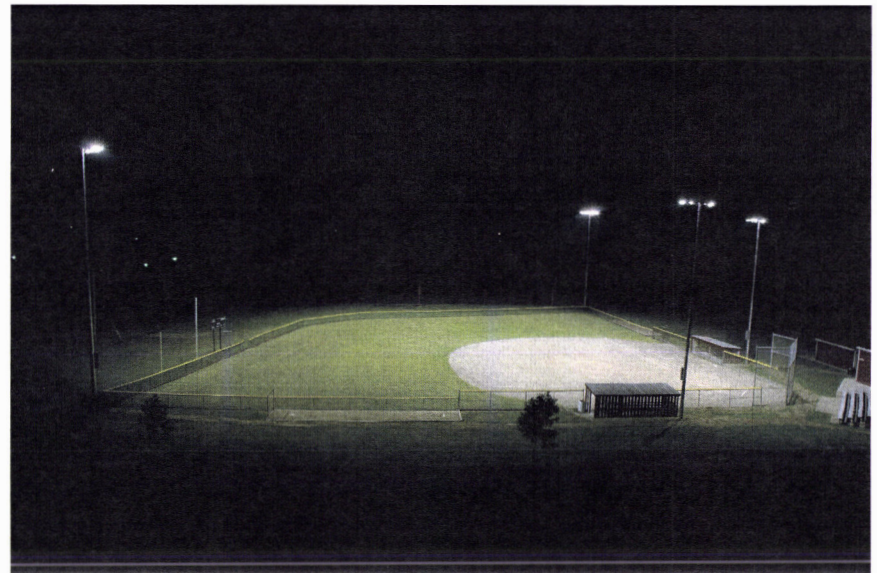
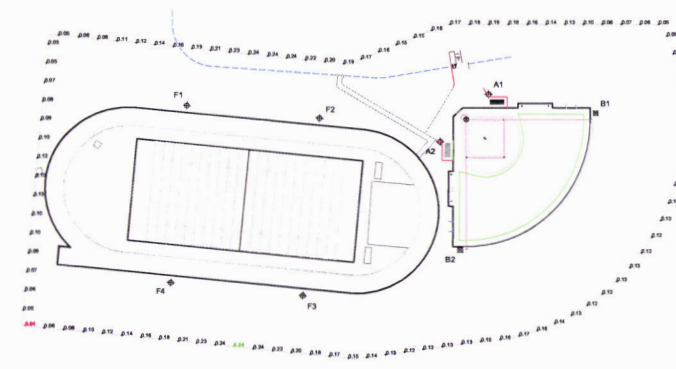
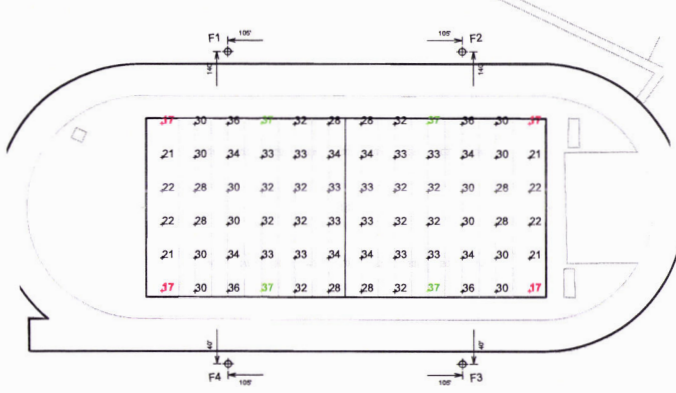
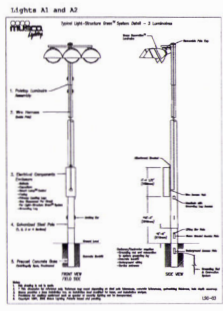
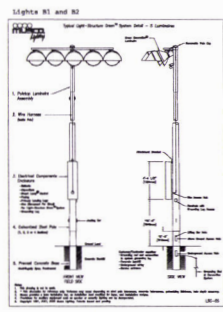
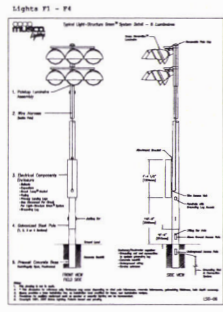
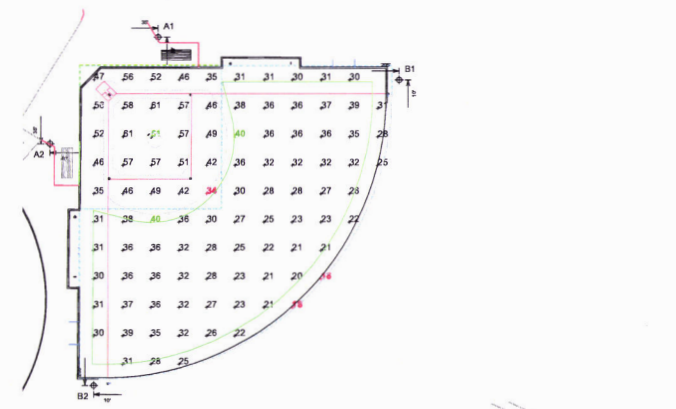
This section requires that activities, which potentially will generate noise, feature exterior lighting, or glare, shall be buffered from adjoining residential uses according to 55.100 C. above. This section also has noise standards that may not be exceeded within 25 feet of residential dwellings.

This section has been, and will continue to be satisfied because surrounding homes are well-buffered, and the lights for the fields are designed to virtually eliminate any glare extending past the school property. The surrounding homes also have substantial setbacks and buffering to further minimize any potential adverse impacts due to noise associated with field use.

CONCLUSION

The proposed time extension to use field lighting until 10:00 p.m. satisfies the relevant CDC requirements, and the proposal should be approved.

EXHIBIT A
Exterior Lighting Plans



Rosemont Ridge Neighborhood Meeting
WEST LINN-WILSONVILLE SCHOOL DISTRICT

EXHIBIT B
Response to Lighting Questions



PAE CONSULTING ENGINEERS, INC.

M E M O

Date: November 3, 2009

Project Name: WLWSD Rosemount Ridge Softball and Football field lighting calculations

Project No.: 09-1012.33

To: Dull Olsen Weekes Architects, Steve Winkle

From: Jeff Mutschler

Subject: Response to City of West Linn lighting questions

Distribution:

The remaining City of West Linn questions are as follows:

1. What do these luminaire numbers (e.g. .05) mean in lay terms?
2. What will the luminaire numbers be at the edge or perimeter of the site?
(There are numbers shown ranging from 0 feet to about 100 feet from athletic fields which is not the perimeter.)
3. Will the pylon lighting point towards the homes at 1156 Rosemont and 21895 Salamo Road?

PAE Response:

1. All of the lighting calculations numbers are in footcandles unit of measure. As light travels outward from a source, it ultimately impinges on a surface providing illumination of the surface. Footcandles is a unique measurement used to define an amount of lighting illumination at a given point or surface. The calculations assume a imaginary surface located three foot above the grade, and each calculation point would be the illumination amount at that point. Use of a light meter to read out lighting levels at various surfaces is the best way to get a feel of the footcandles measurement unit.
2. Refer to attached lighting calculations for lighting levels at the site property line, in most cases the lighting levels are fractional amounts of a footcandle.
3. One of the four softball field light poles has fixtures facing the direction of Salamo road. The lights on top of the pole however are pointed down at the playing field and have cutoff shields to prevent excess lighting beyond the field. Calculations at the 150 foot mark from the field show only fractional amounts of a footcandle at that point, which will probably not be noticeable since there is street lighting along the roadway.

The football field has two of the four light poles facing the direction of Rosemont road. The calculation show that very little light is extending past 150 foot from the lights. These also are pointed down at the playing field and have cutoff shields to prevent excess lighting beyond the field.

Residents in the area with a direct view of the lighting fixtures will be able to see the illuminated lighting source, but light trespass has been eliminated as much possible through the use of the shields on the fixtures.

808 SW Third Ave., Suite 300
Portland, Oregon 97204-2426
P: 503-226-2921 F: 503-226-2930
www.pae-engineers.com

inspire interpret integrate

ILLUMINATION SUMMARY

Spill @ PL
 Rosemont Ridge Middle School SB & FB
 West Linn, OR

Spill @ PL
 - Grid Spacing = 30.0'
 - Values given at 3.0' above grade

- Luminaire Type: Green Generation
 - Rated Lamp Life: 5,000 hours
 - Avg Lumens/Lamp: 134,000

**CONSTANT ILLUMINATION
 HORIZONTAL FOOTCANDLES**

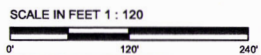
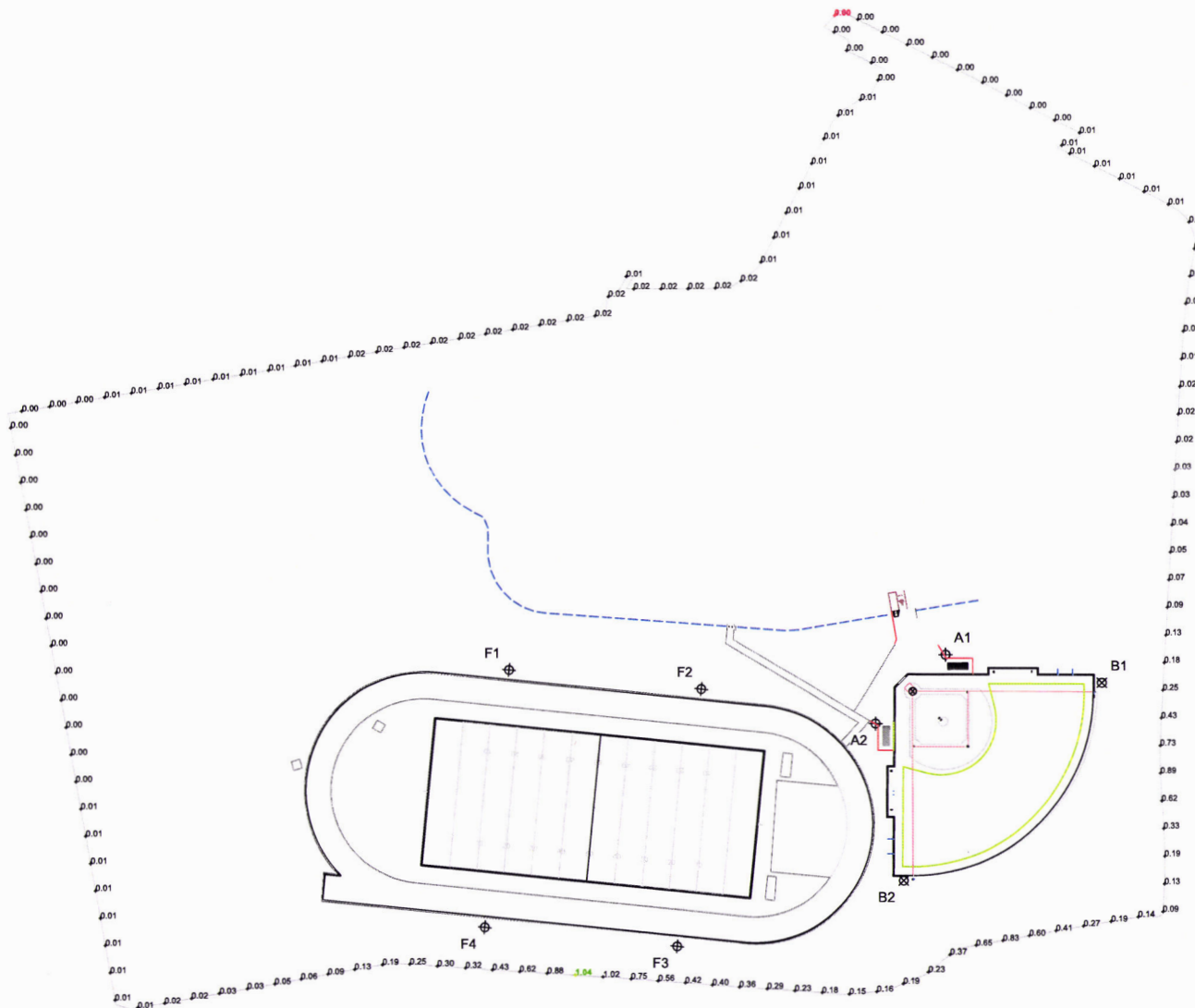
Entire Grid	
No. of Target Points:	144
Average:	0.124
Maximum:	1.04
Minimum:	0.00
Average Lamp Tilt Factor:	1.000
Number of Luminaires:	40
Avg KW over 5,000 hours:	62.56
Max KW:	68.0

Guaranteed Performance: The CONSTANT ILLUMINATION described above is guaranteed for the rated life of the lamp.

Field Measurements: Averages shall be +/-10% in accordance with IESNA RP-6-01 and CIBSE LG4. Individual measurements may vary from computer predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

By: Eric Svenby
 File #: 142031r1 Date: 04-Nov-09
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EXHIBIT C
Letter to Neighborhood Associations



West Linn – Wilsonville Schools

June __, 2014

To: *[NHA PRESIDENT]*

Re: *Rosemont Ridge Middle School Field Lighting*

Dear *[NHA PRESIDENT]*,

In 2009 the West Linn - Wilsonville School District began a Class II design review process with the City of West Linn (DR-09-05) that culminated in a planning commission approval in February 2010 with a short list of conditions. One of those conditions (3b) affected the sports field lighting for the all-weather softball field and football field at Rosemont Ridge Middle School. The condition stated that:

"All lighting shall be oriented to create no off site illumination and the light fixtures shall be screened to allow no off-site glare. The pole lighting must be turned off at 9 p.m. including game days."

Professional engineers provided photometric data to the planning commission showing that the lighting would not create offsite glare. Those original photometric drawings are attached to this letter. Several years have passed with the 9 p.m. restriction, and the District is not aware of any complaints regarding the use of the athletic field lighting.

The District's athletics programs continue to grow and seek space for practices and games, particularly in inclement weather that renders grass fields unplayable. Each spring and fall has multiple outdoor sports, with multiple teams for each sport. At other District facilities there are a number of days where field lighting is used through 10:00 p.m. This minor extension allows sufficient time for an additional game or practice to occur on each field, and is not required every day. The 9:00 p.m. constraint at Rosemont Ridge leaves some teams with partial practices and delayed game schedules, and forces others to travel to a different site. The District intends to request a minor adjustment to the above-mentioned condition so that athletic field lighting at Rosemont Ridge Middle School could be used until 10:00 p.m. to accommodate the athletics programs' needs. The District is already committed to concentrating the use of sports fields into the earlier hours of the day, and would continue to do so if such an adjustment was made.

The City planning department's amendment process does not require applicants to seek public input in this instance, but the District is committed to communicating with our neighbors. Patrons that would like to discuss or provide comment on the proposed change can contact me at douglasr@wlwv.k12.or.us or 503-673-7988.

Signed,

Remo Douglas, Project Manager West Linn - Wilsonville School District