



**STAFF REPORT
FOR THE PLANNING COMMISSION**

FILE NUMBER: MISC-14-04

HEARING DATE: August 20, 2014

REQUEST: Modify conditions of approval for DR-09-05 to allow athletic field lights to be left on an extra hour until 10pm.

APPROVAL CRITERIA: Community Development Code (CDC) Chapter 55

STAFF REPORT PREPARED BY: Peter Spir, Associate Planner

Planning Manager's Initials AB

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GENERAL INFORMATION

OWNER/ APPLICANT:	Tim Woodley, West Linn-Wilsonville School District, 2755 Borland Road, Tualatin, OR 97062
CONSULTANT:	Keith Liden, 319 SW Washington St. Suite 914, Portland OR 97204
SITE LOCATION:	20001 Salamo Road
LEGAL DESCRIPTION:	Clackamas County Assessor's Map 2-1E-26A, Tax Lot 701
SITE SIZE:	21.38 acres
ZONING:	R-10, Single-Family Residential Detached
COMP PLAN DESIGNATION:	Low-Density Residential
120-DAY PERIOD:	This application became complete on June 19, 2014. The 120-day maximum application-processing period ends on October 17, 2014.
PUBLIC NOTICE:	Public notice was mailed to the affected property owners on July 30, 2014. The property was posted with a sign on August 10, 2014. In addition, the application has been posted on the City's website and was published in the West Linn Tidings on August 7, 2014. The notice requirements have been met.

EXECUTIVE SUMMARY

In 2010, the Planning Commission imposed condition of approval 3b to limit the hours of operation to 9pm that the school district can use the Rosemont Middle School athletic field lights. The district wants to amend the condition to allow the lights to be on until 10PM to accommodate demand for field time or games that run long. Planning staff and the Police Department have heard no complaints from neighbors about the lights or associated noise. The applicant's photometric study shows no off site illumination.

The district described their proposal in an e-mail as follows: *"The school district and city worked through a Class II design review process (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."** Several years*



have passed, 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 or 10:30 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."

This proposal requires modification of the condition of approval 3b. The original hearing body for the design review is required to make the decision on the modification. Thus, a Planning Commission public hearing is required. Per CDC Chapter 99, the Planning Director must establish the criterion that is needed to render a decision. Since the request deals with extended hours of operation that may trigger privacy, glare and noise issues, the respective sections of CDC Chapter 55 will apply.

Public comments:

No public comments have been received to date.

RECOMMENDATION

Staff recommends approval of the modified condition of approval 3b:

"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 10 p.m. including game days."



ADDENDUM
PLANNING COMMISSION STAFF REPORT
July 9, 2014

**STAFF EVALUATION OF THE PROPOSAL'S COMPLIANCE
WITH APPLICABLE CODE CRITERIA**

Per 99.120(C) *“Rather than provide full submittal, the Planning Director shall identify the parameters of the submittal appropriate to the amendment and applicable approval criteria. For example, if the applicant only requests to redesign the architecture of a building, but not increase square footage or building mass, then the submittal of a site plan, architectural elevations, material/color board, and narrative specific to the architecture and relevant design review approval criteria would be appropriate. Conversely, no new landscaping, grading plans, etc., would be necessary since no changes are proposed for those items. The submittal should be comprehensive and sufficient to provide the decision-making authority with all necessary information while not being redundant and requiring information which is already part of the record of the original application.”*

Per 99.120 (D) *“If the proposed revisions will change the project by a factor greater than 25 percent in a quantifiable manner, or if the land area upon which the project is proposed changes, then a new application shall be required.*

The Planning Director finds that request does not expand the original use and simply modifies one condition of approval; a new application is not required. Further, the Planning Director finds that the relevant Design Review approval criteria are sections 55.100(C) “Compatibility between adjoining uses, buffering, and screening” and (D) “Privacy and Noise” below:

C. Compatibility between adjoining uses, buffering, and screening.

1. In addition to the compatibility requirements contained in Chapter 24 CDC, buffering shall be provided between different types of land uses; for example, buffering between single-family homes and apartment blocks. However, no buffering is required between single-family homes and duplexes or single-family attached units. The following factors shall be considered in determining the adequacy of the type and extent of the buffer:

- a. The purpose of the buffer, for example to decrease noise levels, absorb air pollution, filter dust, or to provide a visual barrier.*
- b. The size of the buffer required to achieve the purpose in terms of width and height.*
- c. The direction(s) from which buffering is needed.*
- d. The required density of the buffering.*
- e. Whether the viewer is stationary or mobile.*



2. On-site screening from view from adjoining properties of such things as service areas, storage areas, and parking lots shall be provided and the following factors will be considered in determining the adequacy of the type and extent of the screening:

- a. What needs to be screened?
- b. The direction from which it is needed.
- c. How dense the screen needs to be.
- d. Whether the viewer is stationary or mobile.
- e. Whether the screening needs to be year-round.

3. Rooftop air cooling and heating systems and other mechanical equipment shall be screened from view from adjoining properties.

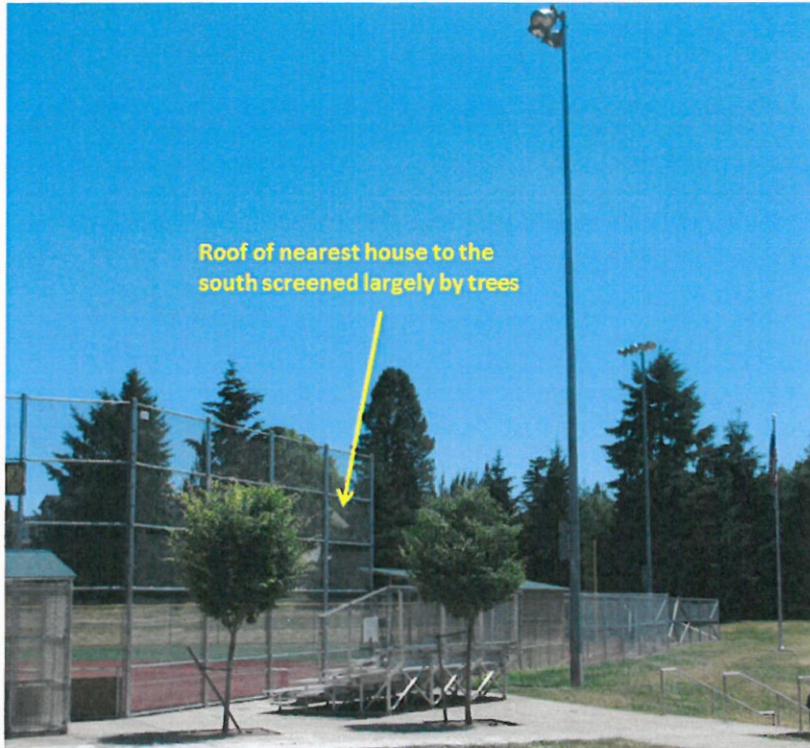
FINDING NO. 1:

Buffering at this site is to provide a barrier against illumination and glare from the lights as well as noise associated with the games. In the 2009 application, the Planning Commission and staff relied upon the applicant's photometric study which showed that illumination would stop at, or before, the school boundary was reached. Also, the lights have shields or hoods on them to direct the lighting and to reduce off-site glare.

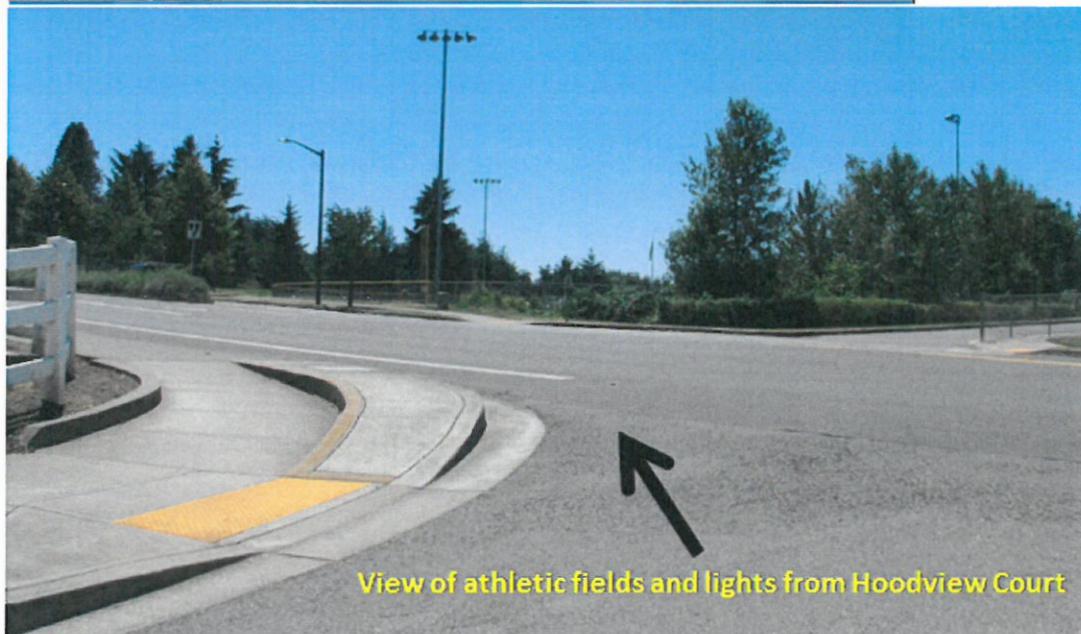


The fact that the lights have been in use for four years with no apparent problems being reported by nearby residents indicates to staff that allowing an additional hour of light (until 10PM) will not be a problem. Staff contacted the police department to find out if any complaints about lights, glare and noise had been received for this location. None were reported.

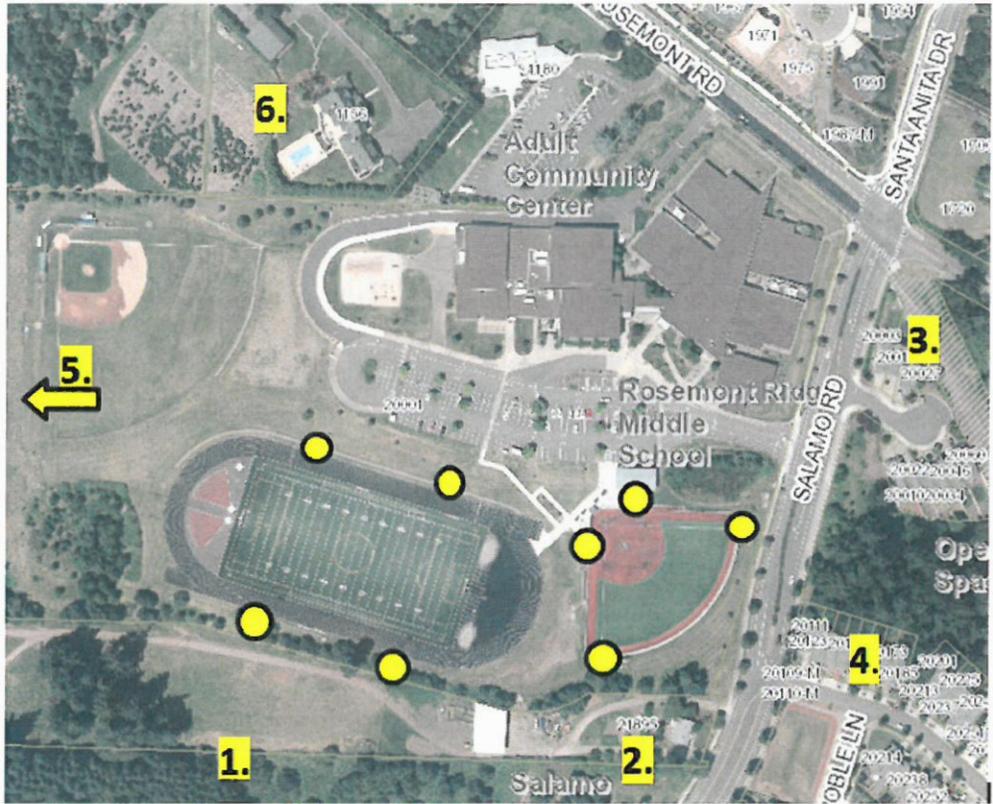
The nearest house to the south of the softball field's lights has an address of 21895 Salamo Road. This property has been able to screen illumination and glare by the presence of mature conifers on the north side of their house. The house is also uphill from the softball field. The photographs below show the efficacy of the screening trees.



Townhomes on Hoodview Court and Hoodview Avenue are separated from the lights and activity by 300 feet, street trees (applies to Hoodview Avenue) and the intervening Salamo Road. Also noted is the fact that street lights on Salamo Road are closer than the field lights.



These and other adjacent land uses are identified on the map below which correlates with Table 1.



 Location of field lights

Numbers identify adjacent land uses in Table 1

Table 1: Distance and screening of nearby land uses			
	Land Use	Distance from lights or nearest lit athletic field	Existing screening
1. Southwest	Forest/Tree farm	200 feet from football field	Not needed
2. South	Single family home (21895 Salamo Road)	110 feet from softball field	Yes, conifer trees plus uphill
3. North East	Townhomes on Hoodview Court	300 feet from softball field	Limited to street trees
4. South East	Townhomes on Hoodview Avenue	300 feet from softball field	Limited to street trees
5. West	Pasture	425 feet from football field	Not needed
6. North West	Single family home (1156 Rosemont Road)	500 feet from football field	Yes, conifer trees plus uphill

D. Privacy and noise.

1. Structures which include residential dwelling units shall provide private outdoor areas for each ground floor unit which is screened from view from adjoining units.

2. Residential dwelling units shall be placed on the site in areas having minimal noise exposure to the extent possible. Natural-appearing sound barriers shall be used to lessen noise impacts where noise levels exceed the noise standards contained in West Linn Municipal Code Section 5.487.

3. Structures or on-site activity areas which generate noise, lights, or glare shall be buffered from adjoining residential uses in accordance with the standards in subsection C of this section where applicable.

4. Businesses or activities that can reasonably be expected to generate noise in excess of the noise standards contained in West Linn Municipal Code Section 5.487 shall undertake and submit appropriate noise studies and mitigate as necessary to comply with the code. (See CDC 55.110(B) (11) and 55.120(M).)

If the decision-making authority reasonably believes a proposed use may generate noise exceeding the standards specified in the municipal code, then the authority may require the applicant to supply professional noise studies from time to time during the user's first year of operation to monitor compliance with City standards and permit requirements.

FINDING NO.2:

Regarding 55.100(D), staff finds that (D) (1-2) are not applicable since they relate to the development of housing projects. (D)(3) is applicable but has already been addressed by findings for 55.100(C).

CDC 55.100(D) (4) is applicable. It references the noise standards of the West Linn Municipal Code Section 5.487. Staff finds that under subsection 5.487 (5), a reasonable activity: the use of PA speakers in association with an athletic event- is exempt:

"Exemptions. Sounds caused by the following are exempt from this section:

...(g) Outdoor School and Playground Activities. Reasonable activities conducted on public playgrounds and public or private school grounds, which are conducted in accordance with the manner in which such spaces are generally used, including, but not limited to, school athletic and school entertainment events."

Staff finds that a "reasonable activity: the use of a PA speaker in association with an athletic event- is exempt.

Therefore, staff finds the criterion is met.





EXHIBITS PC-1 AND PC-2

COMPLETENESS LETTER

AND NOTICE





CITY OF West Linn

June 19, 2014

Tim Woodley
West Linn-Wilsonville School District
2755 SW Borland Road
Tualatin, OR 97062

SUBJECT: Application to amend conditions of approval 3(B) of DR-09-05 at Rosemont Middle School. (File MI-14-04)

Dear Mr. Woodley:

You submitted your application on June 9, 2014. The Planning Department finds that this application is **complete**. The City now has 120 days (until October 17, 2014) to exhaust all local review per state statute. The application will be scheduled for a Planning Commission hearing, tentatively on August 6, 2014. You will receive notice of the actual date at least 20 days prior to the hearing.

Please contact me at 503-742-2539, or by email at pspir@westlinnoregon.gov if you have any questions or comments.

Sincerely,

Peter Spir

Peter Spir
Associate Planner

AFFIDAVIT OF NOTICE

We, the undersigned do hereby certify that, in the interest of the party (parties) initiating a proposed land use, the following took place on the dates indicated below:

GENERAL

File No. MISC-1404 Applicant's Name WLNV SCHOOL DIST
Development Name ROSEMONT RIDGE MIDDLE SCHOOL
Scheduled Meeting/Decision Date 8/20/14

NOTICE: Notices were sent at least 20 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

TYPE A

- A. The applicant (date) 7-30-14 (signed) S. Shroyer
- B. Affected property owners (date) 7-30-14 (signed) S. Shroyer
- C. School District/Board (date) 7-30-14 (signed) S. Shroyer
- D. Other affected gov't. agencies (date) _____ (signed) _____
- E. Affected neighborhood assns. (date) 7-30-14 (ALL) (signed) S. Shroyer
- F. All parties to an appeal or review (date) 7-30-14 (signed) S. Shroyer

At least 10 days prior to the scheduled hearing or meeting, notice was published/posted:

Tidings (published date) 8-7-14 (signed) S. Shroyer
City's website (posted date) 7-30-14 (signed) S. Shroyer

SIGN

At least 10 days prior to the scheduled hearing, meeting or decision date, a sign was posted on the property per Section 99.080 of the Community Development Code.

(date) _____ (signed) _____

NOTICE: Notices were sent at least 14 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

TYPE B _____

- A. The applicant (date) _____ (signed) _____
- B. Affected property owners (date) _____ (signed) _____
- C. School District/Board (date) _____ (signed) _____
- D. Other affected gov't. agencies (date) _____ (signed) _____
- E. Affected neighborhood assns. (date) _____ (signed) _____

Notice was posted on the City's website at least 10 days prior to the scheduled hearing or meeting.

Date: _____ (signed) _____

STAFF REPORT mailed to applicant, City Council/Planning Commission and any other applicable parties 10 days prior to the scheduled hearing.

(date) 8-8-14 (signed) S. Shroyer

FINAL DECISION notice mailed to applicant, all other parties with standing, and, if zone change, the County surveyor's office.

(date) _____ (signed) _____

PUBLIC NOTICE CHECKLIST

FILE NO.: M/S-14-06 SITE ADDRESS: 20001
~~23000~~ SALMON ROAD

PROJECT MANAGER: SP/R DATE: 7-16-14

MAILING DEADLINE DATE - 14-day or 20-day (circle one): 7/30

PUBLISH IN LOCAL PAPER (10 days prior): Yes (8/1) No

MEETING DATE: AUG 20th (PL)

SEND TO (check where applicable):

Applicant: Name: TIM WOODLEY Applicant Address: WL-WV SCHOOL DIST
2755 BORLAND RD

If Applicant Representative or Owner to receive please list in others below: TUALATIN
97062

School District/Board _____ Division of State Lands _____

Metro _____ US Army Corps of Engineers _____

Tri-Met _____ Stafford-Tualatin CPO _____

Clackamas County _____ City of Lake Oswego _____

ODOT (if on State Hwy. _____ Dept. of Fish & Wildlife _____
or over 40 dwelling units) _____ Other(s): _____

Neighborhood Assn(s). _____

(please specify) ALL _____

Other(s): KEITH WIDEN Other(s): _____

319 SW WASHINGTON ST _____

SUITE 914 _____

PORTLAND 97204 _____

Other(s): _____ Other(s): _____

Other(s): _____ Other(s): _____

**CITY OF WEST LINN
PLANNING COMMISSION
PUBLIC HEARING NOTICE
FILE NO. MISC-14-04**

The West Linn Planning Commission is scheduled to hold a public hearing, on Wednesday, August 20, 2014, **starting at 6:30 p.m.** in the Council Chambers of City Hall, 22500 Salamo Road, West Linn, to consider a request for modification of condition of approval 3B for Rosemont Middle School design review (DR-09-05) to allow sport field lighting to be left on until 10pm. The site is located at 20001 Salamo Road.

Criteria for amendments of design review are in Chapter 99 and 55 of the CDC. Approval or disapproval of the request by the Planning Commission will be based upon these criteria and these criteria only. At the hearing, it is important that comments relate specifically to the applicable criteria listed.

You have been notified of this proposal because County records indicate that you own property within 500 feet of the affected site on Tax Lot 701 of Clackamas County Assessor's Map 2-1E-26A and/or as required by Chapter 99 of the CDC.

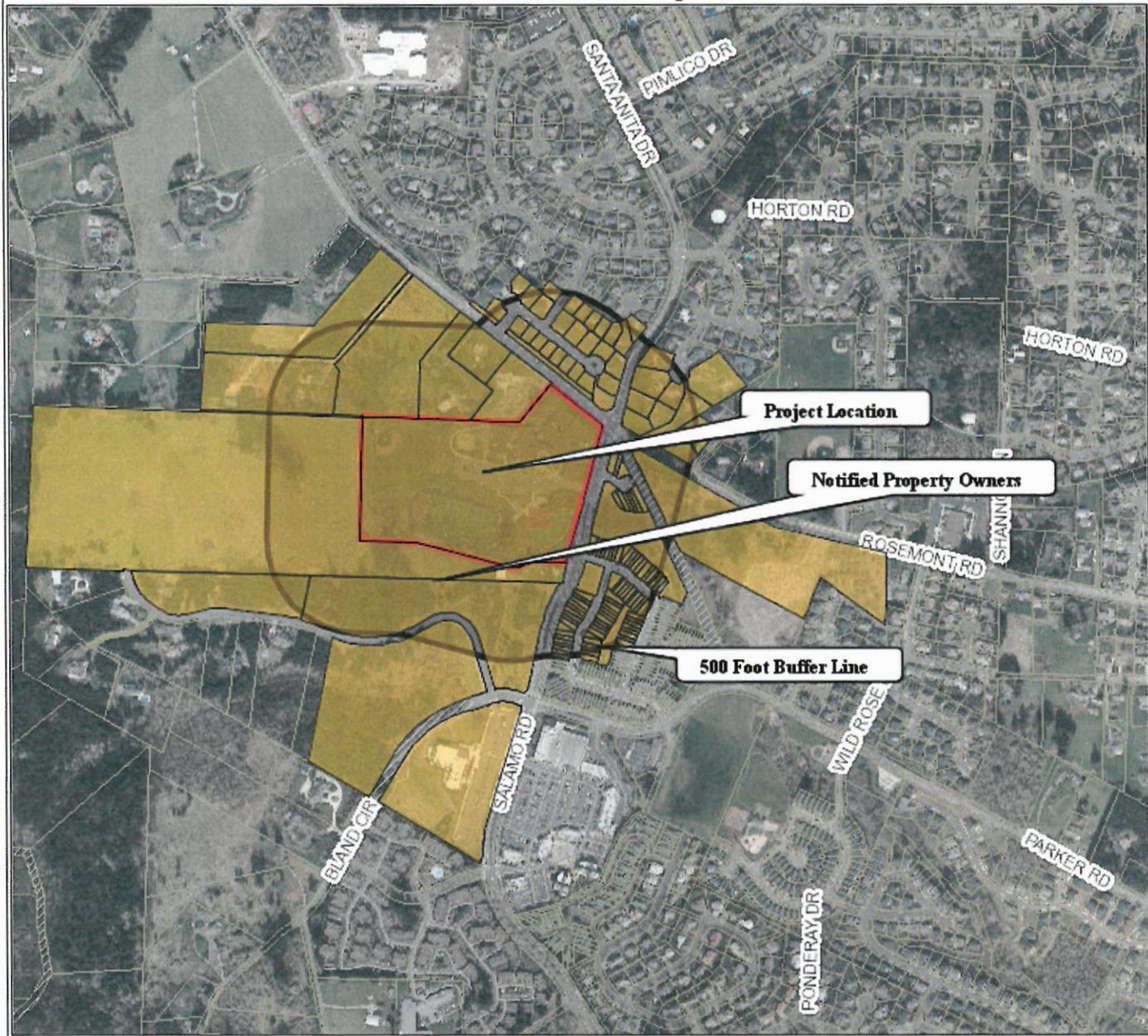
The complete application in the above noted file is available for inspection at no cost at City Hall or via the web site at <http://westlinnoregon.gov/planning/20001-salamo-road-modification-plan> or copies can be obtained for a minimal charge per page. At least ten days prior to the hearing, a copy of the staff report will be available for inspection. For further information, please contact Associate Planner Peter Spir at pspir@westlinnoregon.gov or 503-723-2539. Alternately, visit City Hall, 22500 Salamo Road, West Linn, OR 97068.

The hearing will be conducted in accordance with the rules of Section 99.170 of the CDC. Anyone wishing to present written testimony on this proposed action may do so in writing prior to, or at the public hearing. Oral testimony may be presented at the public hearing. At the public hearing, the Planning Commission will receive a staff presentation, and invite both oral and written testimony. The Planning Commission may continue the public hearing to another meeting to obtain additional information, leave the record open for additional evidence, arguments, or testimony, or close the public hearing and take action on the application as provided by state law. Failure to raise an issue in person or by letter at some point prior to the close of the hearing, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes an appeal to the Land Use Board of Appeals (LUBA) based on that issue.

SHAUNA SHROYER
Planning Administrative Assistant

MI-14-04-notice500

2001 Salamo Road 500 Foot Notification Map



Scale 1:9,600 - 1 in = 800 ft
Scale is based on 8-1/2 x 11 paper size



Map created by: SSHROYER
Date Created: 18-Jul-14 08:54 AM

WEST LINN GIS

DISCLAIMER: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. Source: West Linn GIS (Geographic Information System) MapOptix.

BALDWIN MICHAEL C & KRISTIN J
1966 FURLONG CT
WEST LINN, OR 97068

BECHTOLD TIM J TRUSTEE
1148 S ROSEMONT RD
WEST LINN, OR 97068

BKR INVESTMENT GROUP LLC
17933 NW EVERGREEN PKWY STE 300
BEAVERTON, OR 97006

BLAKE KATHERINE MARIE
20275 HOODVIEW AVE
WEST LINN, OR 97068

BLAKESLEE DAVID E
20408 NOBLE LN
WEST LINN, OR 97068

BRANDT SCOTT
20349 NOBLE LN
WEST LINN, OR 97068

BRASFIELD MICHELE PROVOST
4839 SUMMIT ST
WEST LINN, OR 97068

BRASWELL MELINDA C
20350 NOBLE LN
WEST LINN, OR 97068

BRODSKY DAVID G
1951 FURLONG CT
WEST LINN, OR 97068

BROWN HOLLY J
20406 HOODVIEW AVE
WEST LINN, OR 97068

BROWN JOHN MICHAEL TRUSTEE
1944 FURLONG DR
WEST LINN, OR 97068

BUSSEY MARK
9734 NW SKYLINE HEIGHTS DR
PORTLAND, OR 97229

CALIVA JAMES P
20339 NOBLE LN
WEST LINN, OR 97068

CARTASEGNA MARY JO
20425 NOBLE LN
WEST LINN, OR 97068

CHURCHVILLE LOUIS J & MARY ANNE
LAHAIE
18415 NIXON AVE
WEST LINN, OR 97068

COOK AMY
20321 NOBLE LN
WEST LINN, OR 97068

CORNELL AARON M
1928 FURLONG DR
WEST LINN, OR 97068

CRAMER ALAN & J KALPATHY-CRAMER
25655 KIMBERLY DR
WEST LINN, OR 97068

CRANDALL MARK L & ANGELA
1800 NW 167TH PL STE 150
BEAVERTON, OR 97006

CREIGHTON GREGG B
20413 NOBLE LN
WEST LINN, OR 97068

CUNHA MARLENE L TRUSTEE
20282 HOODVIEW AVE
WEST LINN, OR 97068

DALMOLIN PAMELA M
20288 HOODVIEW AVE
WEST LINN, OR 97068

DANNA HOLLY
4026 LEGEND DR
ROCKLIN, CA 95765

DARROW MAUREEN R
8427 SW LAFAYETTE WAY
WILSONVILLE, OR 97070

DUNLAP THOMAS F TRUSTEE
6117 CANTER LN
WEST LINN, OR 97068

EATON FRANK D & EMILY
4853 COHO LN
WEST LINN, OR 97068

EDWARDS THOMAS S & ALIX R
1148 S ROSEMONT RD
WEST LINN, OR 97068

ELLGREN NEYSA A
20135 HOODVIEW AVE
WEST LINN, OR 97068

EMPEY BRUCE C
19537 ASTER LN
BEND, OR 97702

FREEMAN EDWARD F & JENNEE R
PO BOX 1754
LAKE OSWEGO, OR 97035

GATTO JERRY A TRUSTEE
1994 FURLONG CT
WEST LINN, OR 97068

GAVRICH DOUG D
20296 HOODVIEW AVE
WEST LINN, OR 97068

GILES MOLLIE E
20343 NOBLE LN
WEST LINN, OR 97068

GIUNTA JOHN P & RITA J
1936 FURLONG DR
WEST LINN, OR 97068

GONZALES CHRISTOPHER A
14563 SE NATALYA ST
HAPPY VALLEY, OR 97086

GOODWIN KENNETH D & CARRIE L
20225 HOODVIEW AVE
WEST LINN, OR 97068

GRAVES ANDREW PAUL
1205 ROSEMONT RD
WEST LINN, OR 97068

GRAY JOHN
1991 FURLONG CT
WEST LINN, OR 97068

HALE LLOYD D TRUSTEE
2769 RIDGE LN
WEST LINN, OR 97068

HEDMAN ANNE R
775 WOODWIND PL
WALNUT CREEK, CA 94598

HEINRICHS LAWRENCE J & IRINA
20362 NOBLE LN
WEST LINN, OR 97068

HOBBS SCHERISE
20458 NOBLE LN
WEST LINN, OR 97068

HOLZER ALAN M TRUSTEE
6119 CANTER LN
WEST LINN, OR 97068

HOODVIEW ESTATES LLC
3563 VISTA RIDGE
WEST LINN, OR 97068

JACOBSEN MAKOA
20444 NOBLE LN
WEST LINN, OR 97068

JAIN NEELAM
20393 NOBLE LN
WEST LINN, OR 97068

JOHNSON BROOKE
1971 FURLONG CT
WEST LINN, OR 97068

KAGEY LANE & DIANE
6250 HAVERHILL CT
WEST LINN, OR 97068

KELLY SUSAN M
2550 KENSINGTON CT
WEST LINN, OR 97068

KEYS RENTAL HOLDING COMPANY LLC
17933 NW EVERGREEN PKWY STE 300
BEAVERTON, OR 97006

LAIDLAW STEPHEN C & MARILYN A
20420 NOBLE LN
WEST LINN, OR 97068

LANZ HUONG N
3003 S BRANDYWINE DR
WEST LINN, OR 97068

LASZLO SUSAN E
20147 HOODVIEW AVE
WEST LINN, OR 97068

LENTZ CAROL J
20385 NOBLE LN
WEST LINN, OR 97068

LU MIN
2020 NW NORTHRUP ST APT 215
PORTLAND, OR 97209

LUGO ADAM J
1975 FURLONG CT
WEST LINN, OR 97068

MANGEL JANET S
6107 CANTER LN
WEST LINN, OR 97068

MASON LEANNE G
1967 FURLONG CT
WEST LINN, OR 97068

MCCARTY MARK
9010 172ND AVE NE
REDMOND, WA 98052

MCCOLLUM DEBORAH L
1955 FURLONG CT
WEST LINN, OR 97068

MCELHINNEY GREGG
2425 SW GREGORY DR
WEST LINN, OR 97068

MCKNIGHT ANDREA & JEFFERY J
1947 FURLONG CT
WEST LINN, OR 97068

MEISENHEIMER KEITH & DIANE
20264 HOODVIEW AVE
WEST LINN, OR 97068

MILLER ERIC D & CAROLYN R
1982 FURLONG CT
WEST LINN, OR 97068

MITCHELL JON GREGORY TRUSTEE
5743 RIVER ST
WEST LINN, OR 97068

MOEDE JOHN SCOTT III
20346 NOBLE LN
WEST LINN, OR 97068

MOORE JENNIFER
20431 NOBLE LN
WEST LINN, OR 97068

MORAINE BRENDA L
1923 FURLONG DR
WEST LINN, OR 97068

MORGANA BEVERLY & THOMAS
4091 RIDGE CT
WEST LINN, OR 97068

NICHOL JAKE & DARNELL M
1156 S ROSEMONT RD
WEST LINN, OR 97068

NICHOLS MARY LEE TRUSTEE
1215 ROSEMONT RD
WEST LINN, OR 97068

NUTT PAULINE H
414 NORFOLK DR
CARDIFF BY THE, CA 92007

OCCHIPINTI DAN
20201 HOODVIEW AVE
WEST LINN, OR 97068

ONORATO ROBERT R & DANA C
1900 FURLONG DR
WEST LINN, OR 97068

PANKRATZ LORI L
20394 HOODVIEW AVE
WEST LINN, OR 97068

PARISIO PIERGIORGIO & CATHERINE
5989 SW LANGFORD LN
LAKE OSWEGO, OR 97035

PARK PLACE HOMES INC
7128 SW GONZAGA ST #100
TIGARD, OR 97223

PARKE JOHN C
20447 NOBLE LN
WEST LINN, OR 97068

PERKINS JESSICA & KRISTOFFER J
NELSON
20386 NOBLE LN
WEST LINN, OR 97068

RICHARDS REBECCA A
20291 HOODVIEW AVE
WEST LINN, OR 97068

RINCON DAVID & DOLORES
1978 FURLONG CT
WEST LINN, OR 97068

RYAN SHELLY M
20281 HOODVIEW AVE
WEST LINN, OR 97068

SAGERS ROCKEY E CO-TRUSTEE
6115 CANTER LN
WEST LINN, OR 97068

SALAMO TERRACE LLC
1800 NW 167TH PL STE 150
BEAVERTON, OR 97006

SANDILANDS JAMES D & DARCY E
6223 HAVERHILL CT
WEST LINN, OR 97068

SAPHIR WILLIAM H & LYNNE P
20322 NOBLE LN
WEST LINN, OR 97068

SCHUMAKER DANIEL M & MEGAN K
6113 CANTER LN
WEST LINN, OR 97068

SCOBIE JACI L TRUSTEE
20367 NOBLE LN
WEST LINN, OR 97068

SEIDA KENT & JOYCE
17501 SE FOREST HILL DR
DAMASCUS, OR 97089

SELF CINDY
20342 HOODVIEW AVE
WEST LINN, OR 97068

SEYMOUR MARSHA A
20251 HOODVIEW AVE
WEST LINN, OR 97068

SMITH JARED A
8873 SW OSAGE ST
TUALATIN, OR 97062

SMITH JUDY K
20237 HOODVIEW AVE
WEST LINN, OR 97068

SMITH MOLLY F
20214 HOODVIEW AVE
WEST LINN, OR 97068

STEFANICH MATTHEW E & DAWN M
1924 FURLONG DR
WEST LINN, OR 97068

TENCE DAVID A & IVANA B
19775 SW TAPOSA PL
TUALATIN, OR 97062

TERWILLIGER PLAZA FNDTN HOLDINGS
LLC
2545 SW TERWILLIGER BLVD
PORTLAND, OR 97201

TRIBOU JENNIFER E
3070 REMINGTON DR
WEST LINN, OR 97068

TRIBOU SCOTT THOMAS
6316 BRIDGEVIEW DR
WEST LINN, OR 97068

TRUSTY JONATHAN & SARA
20398 NOBLE LN
WEST LINN, OR 97068

VIUHKOLA ERIC J
6263 HAVERHILL CT
WEST LINN, OR 97068

WAGNER ROBERT P
20371 NOBLE LN
WEST LINN, OR 97068

WALTERS MICHAEL D & DAWN K
6111 CANTER LN
WEST LINN, OR 97068

WATSON LAVON M
20213 HOODVIEW AVE
WEST LINN, OR 97068

TIM WOODLEY
WEST LINN-WILS SCH DIST #3J
2755 BORLAND RD
TUALATIN, OR 97062

WILLAMETTE CHRISTIAN CH OF WEST
LINN
3153 S BRANDYWINE DR
WEST LINN, OR 97068

WILLIAMS JOSEPH R & BARBARA K
6210 HAVERHILL CT
WEST LINN, OR 97068

WILSON COREY & JESSICA
6260 HAVERHILL CT
WEST LINN, OR 97068

WOO GEORGE K & LEANNE L
1935 FURLONG DR
WEST LINN, OR 97068

WU MICHAEL YUNG-JEN
20238 HOODVIEW AVE
WEST LINN, OR 97068

XIA SONGTAO
20355 NOBLE LN
WEST LINN, OR 97068

YOSHIMORI HIROSHI & IRENE
1954 FURLONG CT
WEST LINN, OR 97068

ZIDELL JASON ELLIOTT TRUSTEE
3121 SW MOODY AVE
PORTLAND, OR 97201

KEITH LIDEN
319 SW WASHINGTON ST, STE 914
PORTLAND, OR 97204

STEVE GARNER
BHT NA PRESIDENT
3525 RIVERKNOLL WAY
WEST LINN OR 97068

SALLY MCLARTY
BOLTON NA PRESIDENT
19575 RIVER RD # 64
GLADSTONE OR 97027

ERIK VAN DE WATER
HIDDEN SPRINGS NA PRESIDENT
6433 PALOMINO WAY
WEST LINN OR 97068

JEF TREECE
MARYLHURST NA PRESIDENT
1880 HILLCREST DR
WEST LINN OR 97068

BILL RELYEA
PARKER CREST NA PRESIDENT
3016 SABO LN
WEST LINN OR 97068

AARON BUFFINGTON
ROBINWOOD NA PRESIDENT
3820 RIDGEWOOD WAY
WEST LINN OR 97068

KEN PRYOR
SAVANNA OAKS NA VICE PRES
2119 GREENE ST
WEST LINN, OR 97068

ED SCHWARZ
SAVANNA OAKS NA PRESIDENT
2206 TANNER DR
WEST LINN OR 97068

TRACY GILDAY
SKYLINE RIDGE NA PRESIDENT
1341 STONEHAVEN DR
WEST LINN OR 97068

TONY BREault
SUNSET NA PRESIDENT
1890 SUNSET CT
WEST LINN OR 97068

JULIA SIMPSON
WILLAMETTE NA PRESIDENT
1671 KILLARNEY DR
WEST LINN OR 97068

ALMA COSTON
BOLTON NA DESIGNEE
PO BOX 387
WEST LINN OR 97068

WEST LINN CHAMBER OF
COMMERCE
1745 WILLAMETTE FALLS DR
WEST LINN OR 97068

KEVIN BRYCK
ROBINWOOD NA DESIGNEE
18840 NIXON AVE
WEST LINN OR 97068

DOREEN VOKES
SUNSET NA SEC/TREAS
4972 PROSPECT ST
WEST LINN OR 97068

MAILED
7-30-14 SS

**CITY OF WEST LINN
PLANNING COMMISSION
PUBLIC HEARING NOTICE
FILE NO. MISC-14-04**

The West Linn Planning Commission is scheduled to hold a public hearing, on Wednesday, August 20, 2014, **starting at 6:30 p.m.** in the Council Chambers of City Hall, 22500 Salamo Road, West Linn, to consider a request for modification of condition of approval 3B for Rosemont Middle School design review (DR-09-05) to allow sport field lighting to be left on until 10pm. The site is located at 20001 Salamo Road also known as Tax Lot 701 of Clackamas County Assessor's Map 2-1E-26A.

Criteria for amendments of design review are in Chapter 99 and 55 of the CDC. Approval or disapproval of the request by the Planning Commission will be based upon these criteria and these criteria only. At the hearing, it is important that comments relate specifically to the applicable criteria listed.

The complete application in the above noted file is available for inspection at no cost at City Hall or via the web site at <http://westlinnoregon.gov/planning/20001-salamo-road-modification-plan> or copies can be obtained for a minimal charge per page. At least ten days prior to the hearing, a copy of the staff report will be available for inspection. For further information, please contact Associate Planner Peter Spir at pspir@westlinnoregon.gov or 503-723-2539. Alternately, visit City Hall, 22500 Salamo Road, West Linn, OR 97068.

The hearing will be conducted in accordance with the rules of Section 99.170 of the CDC. Anyone wishing to present written testimony on this proposed action may do so in writing prior to, or at the public hearing. Oral testimony may be presented at the public hearing. At the public hearing, the Planning Commission will receive a staff presentation, and invite both oral and written testimony. The Planning Commission may continue the public hearing to another meeting to obtain additional information, leave the record open for additional evidence, arguments, or testimony, or close the public hearing and take action on the application as provided by state law. Failure to raise an issue in person or by letter at some point prior to the close of the hearing, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes an appeal to the Land Use Board of Appeals (LUBA) based on that issue.

SHAUNA SHROYER
Planning Administrative Assistant

Publish: West Linn Tidings, August 7, 2014

EXHIBIT PC-3

APPLICANT'S SUBMITTAL

FILE NUMBER: MISC-14-04

REQUEST: Modify conditions of approval for DR-09-05 to allow athletic field lights to be left on until 10pm.





DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>PETER SPUR</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	

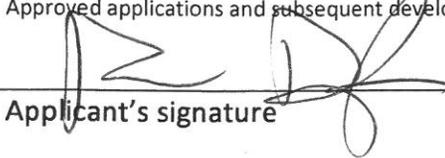
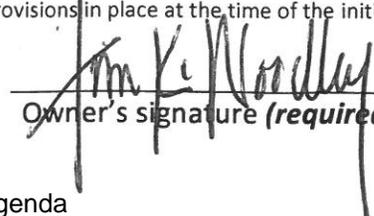
Owner Name (required): SAME <small>(please print)</small>	Phone:
Address:	Email:
City State Zip:	

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	

- All application fees are non-refundable (excluding deposit). **Any overruns to deposit will result in additional billing.**
- The owner/applicant or their representative should be present at all public hearings.
- A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
- 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

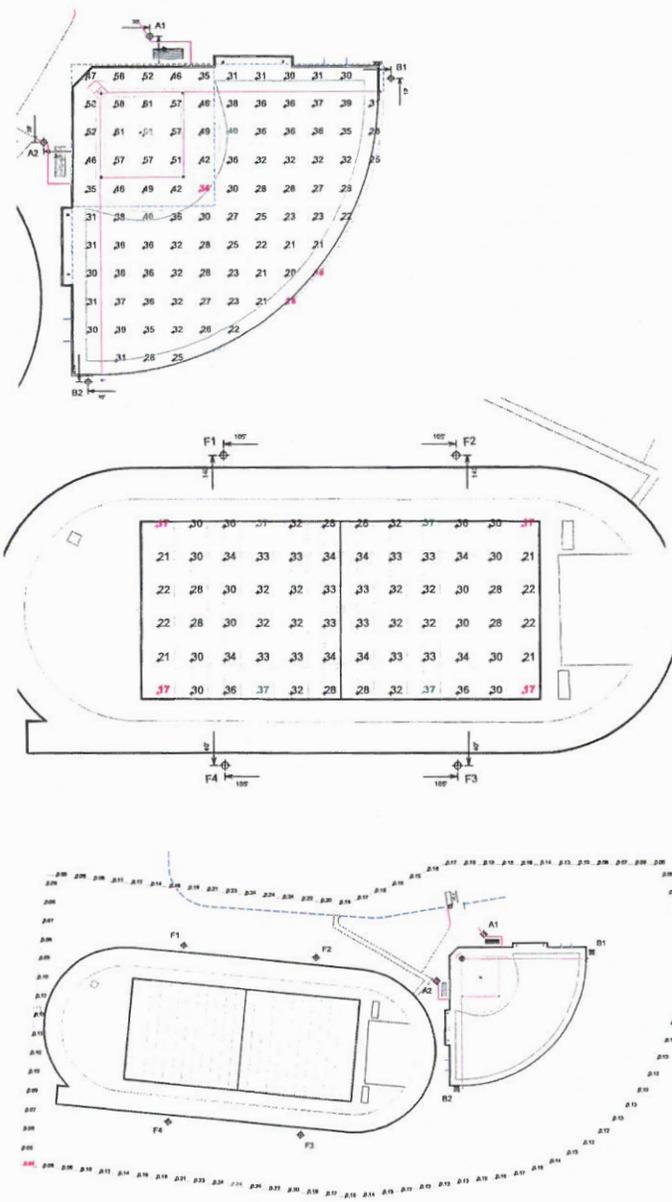
This section requires that activities, which potentially will generate noise, feature exterior lighting, or glare, shall be buffered from adjoining residential uses according to 55.100 C. above. This section also has noise standards that may not be exceeded within 25 feet of residential dwellings.

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.

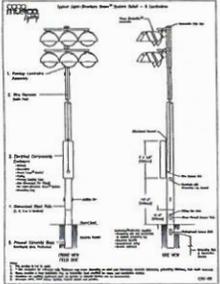
CONCLUSION

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

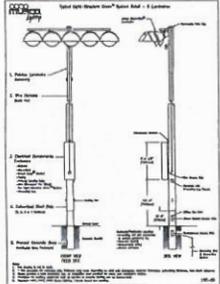
EXHIBIT A
Exterior Lighting Plans



Lights F1 - F4



Lights B1 and B2



Lights A1 and A2

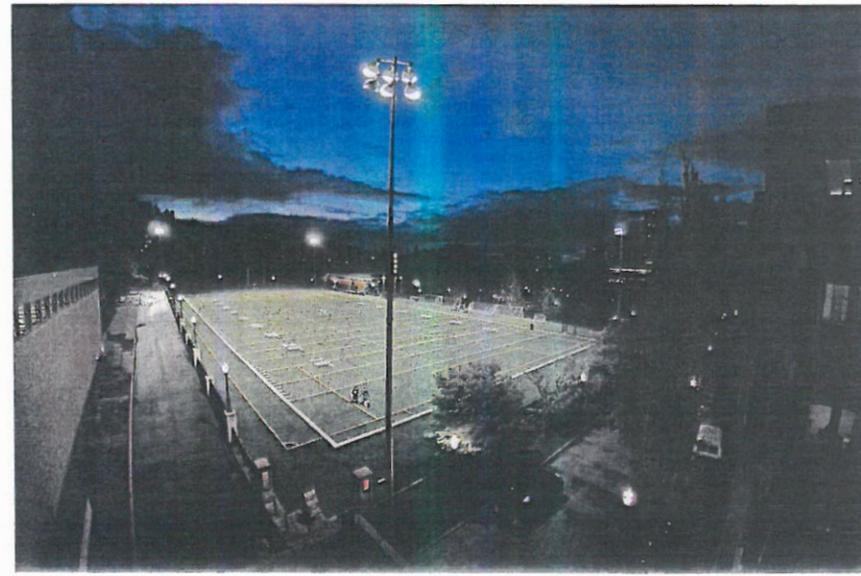
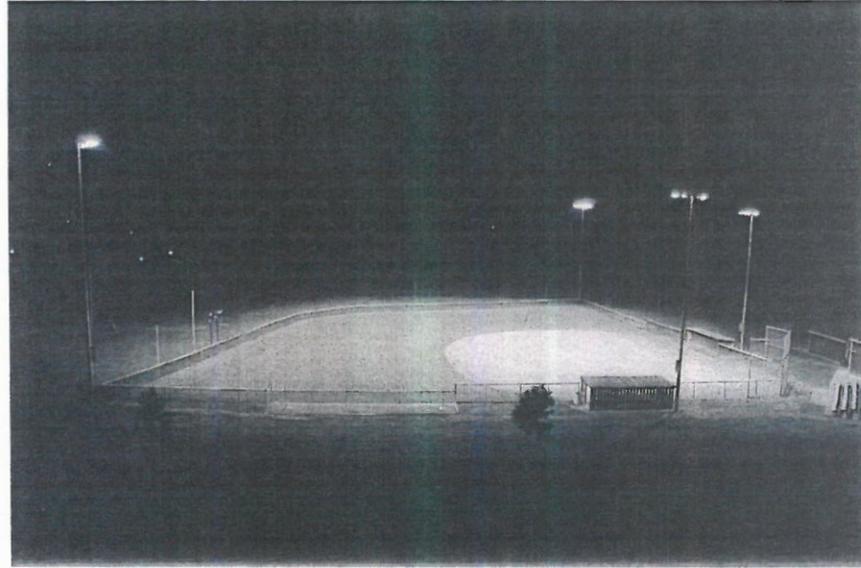
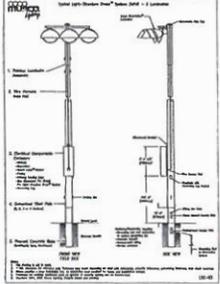


EXHIBIT B
Response to Lighting Questions



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

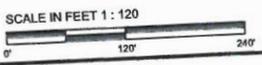
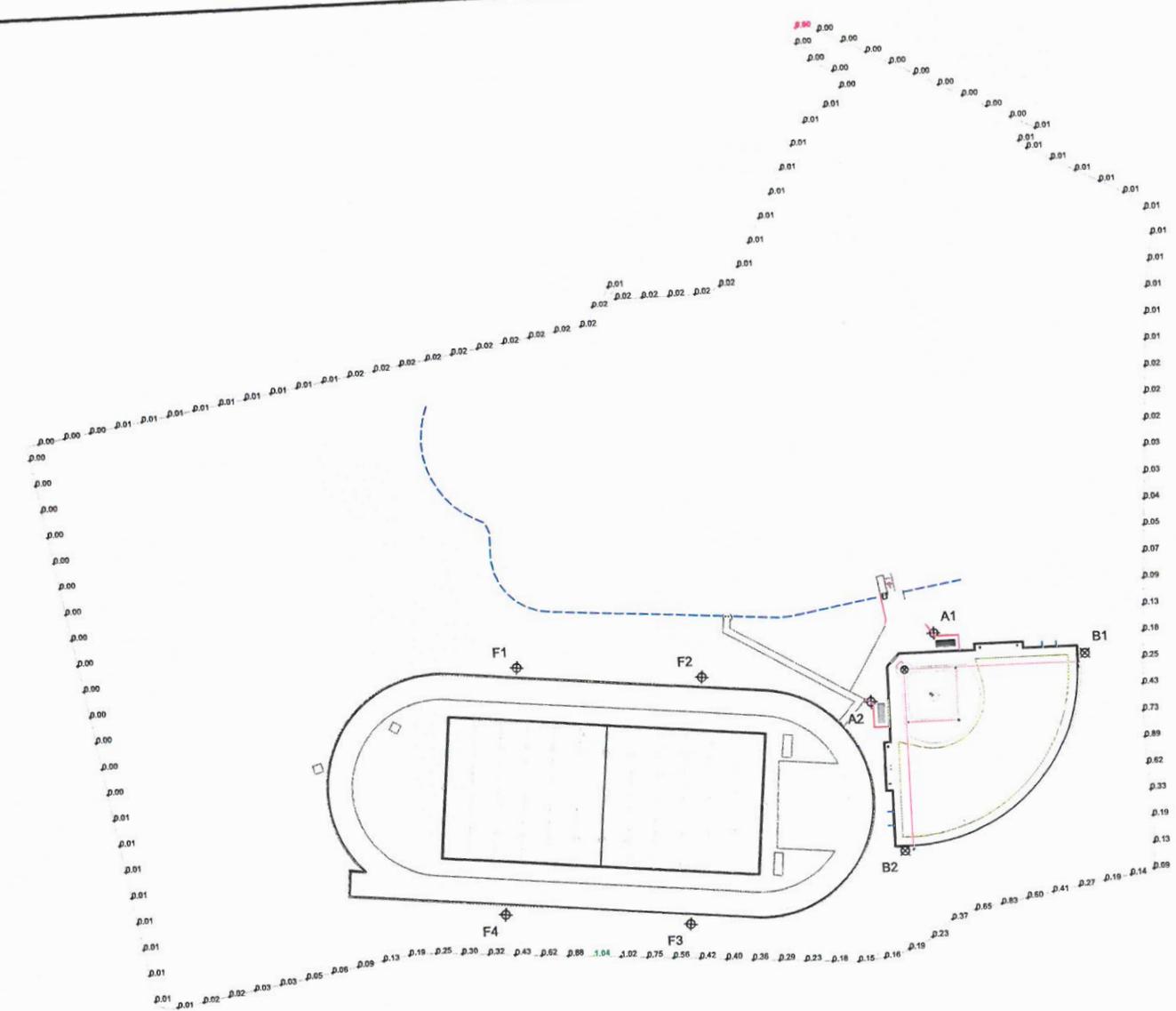
Entire Grid	
No. of Target Points:	144
Average:	0.124
Maximum:	1.04
Minimum:	0.00
Average Lamp Tilt Factor:	1.000
Number of Luminaires:	40
Avg KW over 5,000 hours:	62.56
Max KW:	68.0

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.



By: Eric Svenby Date: 04-Nov-09
 File #: 142031r1
 Pole location(s) with dimensions are relative to 0.0 reference point(s)
 Not to be reproduced in whole or part without the written consent of Musco Lighting. ©1981, 2009 Musco Lighting
 Print Date (04/Nov/2009) & Time (14:14)

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