

Beaverton School District



Hitting Sheds @ Mountainside High School

Design Review Three Major Modification of a Conditional Use

Submitted to City of Beaverton,
Planning Division

May 31, 2024

**Development Application Project Team for
Beaverton School District: Hitting Sheds @ Mountainside HS**

Applicant: Steven Sparks, Exec Admin for Long Range Planning
Beaverton School District
1260 NW Waterhouse Avenue
Beaverton, OR 97006
Phone: (503) 356-4449
Email: Steven_Sparks@Beaverton.K12.or.us

Architect Dustin Johnson
CIDA, Inc.
15895 SW 72nd Ave., Ste 200
Portland, OR 97224
Phone: (503) 226-1285
Email: dustinj@cidainc.com

**Development Application Summary Information for
Beaverton School District: Hitting Sheds @ Mountainside HS**

Site Address: 12500 SW 175th Avenue

Tax Map and Tax Lot: Tax Map: 2S106B0, Tax Lot: 00600

Site Size: Approx. 46.80 acres

Current Zoning: Multiple Unit Residential (MR)

Community Plan: High Density Neighborhood

Applications Submitted for: Design Review Three
Conditional Use – Major Modification

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Mountainside HS

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FIGURES

- Figure 1: Vicinity Map
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EXHIBITS

- A. Land Use Plan Set
 - Site Plan
 - Proposed Elevations
 - Lighting cut sheet

- B. Service Provider Letters
 - Clean Water Services (CWS)
 - Tualatin Valley Fire & Rescue (TVF&R)

- C. Neighborhood Review Meeting Documentation
 - Meeting Notice
 - Mailing List
 - Affidavits of Mailing and Posting
 - Meeting Materials
 - Meeting Notes

- D. Pre-Application Notes

Section 1: General Information

Project Description

Beaverton School District (BSD) is seeking approval to construct two identically designed hitting sheds in an area between the varsity baseball and varsity softball fields at Mountainside High School. Each shed will be approximately 2,000 square feet in area and approximately 20 feet in height. The sheds will be constructed entirely of non-combustible, metal materials. The sheds will be enclosed and will be exclusively for the use of Mountainside HS student athletes. The sheds are an accessory use to the school and will not impact the approved capacity of the high school.

Requested Land Use Review

Based on the pre-application meeting with City staff, the applicant is seeking the following land use approvals.

1. Conditional Use – Major Modification (Type 3)
2. Design Review Three (Type 3)

Pursuant to the City of Beaverton’s pre-application notes dated October 18, 2023, this application package addresses the following Code sections identified as applicable to the proposed project:

- Chapter 40 – Procedures
 - 40.15 Conditional Use
 - 40.20 Design Review
- Chapter 60 – Special Requirements
 - 60.05 Design Review Principles, Standards, and Guidelines
 - 60.65 Utility Undergrounding
 - 60.67 Significant Natural Resources

Project Timeline

The land use application process is expected to run from April 2024 through June 2024. Other permitting is planned to wrap up in time for site preparation and construction of the hitting sheds in Summer/Fall 2024.

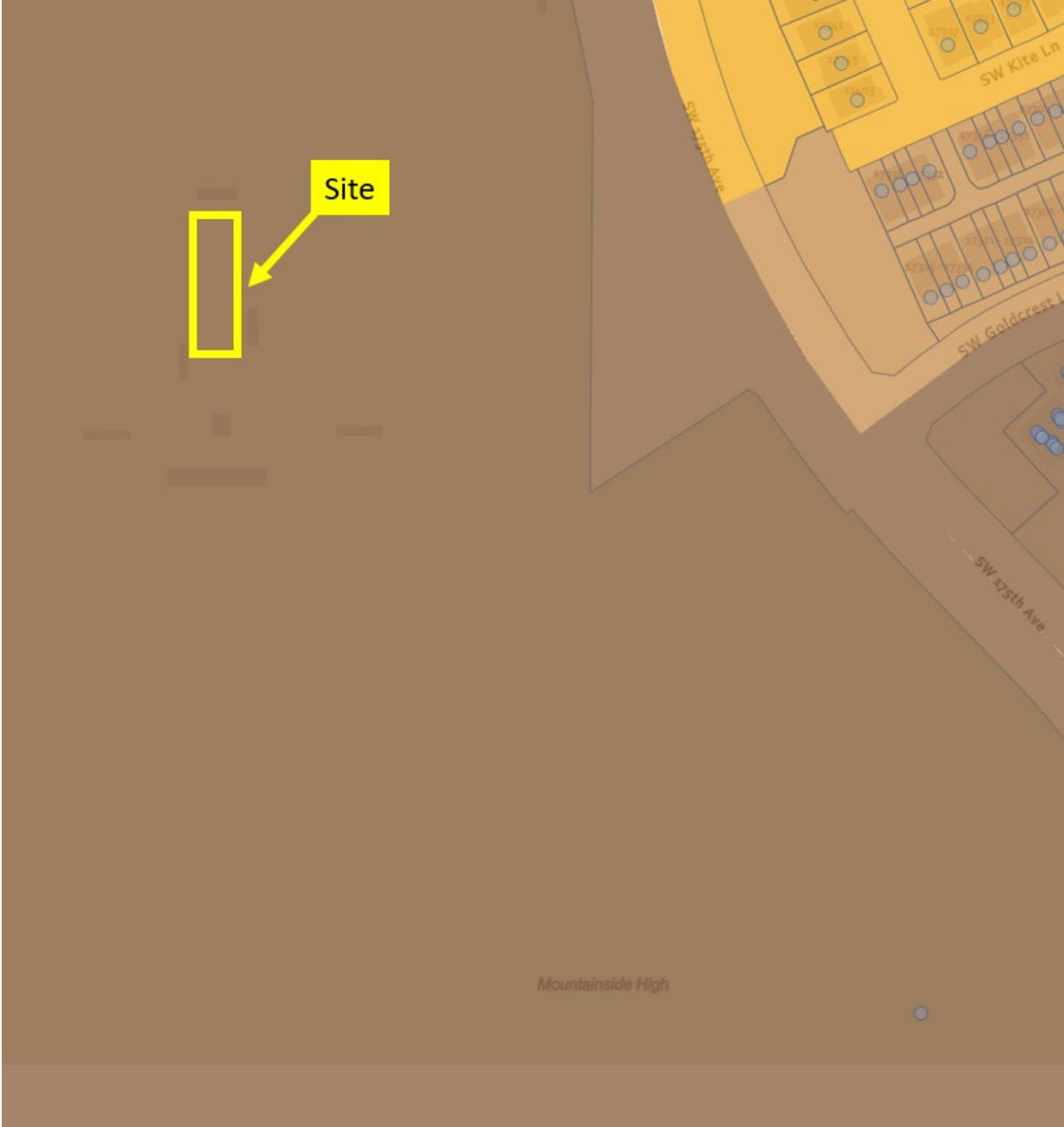
Project Site and Context

Project site and vicinity are shown in Figure 1, and zoning is shown in Figure 2.

Figure 1. Vicinity Map



Figure 2. Zoning Map



Section 2: Conformance with the Applicable Approval Criteria

This section of the application narrative presents responses that demonstrate how this development application conforms to the applicable policies and regulations of City of Beaverton Comprehensive Plan (BCP) and Development Code.

Beaverton Comprehensive Plan Policies

This proposal is for a modification of a prior conditional use approval. As a result, this proposal must demonstrate it is consistent with the applicable policies of the Comprehensive Plan. The high school developed and operating on the site was found to be consistent with the City of Beaverton's Comprehensive Plan through the approval of CUP 2015-0003. The following is a summary of the project's consistency with applicable goals and policies.

Goal 3.8.1: Complete and livable neighborhoods.

Policy 3.8.1.g: Ensure integration of parks and schools into neighborhoods in locations where safe, convenient connections from adjacent neighborhoods on foot and by bike are or will be available.

Response: The proposed project is high school and will remain a high school serving the residents of the area. The proposed project will not adversely affect the existing safe, convenient connections to the neighborhood. Therefore, this proposal is consistent with this policy.

Goal 5.7.1: Cooperate with the Beaverton School District in its efforts to provide the best possible educational facilities and services to Beaverton residents.

Policy 5.7.1.a: The City shall encourage the School District to provide facilities that will adequately accommodate growth while recognizing the limited supply of buildable land in the city for such facilities.

Policy 5.7.1.b: Schools should locate within or adjacent to residential districts for the convenience of those the facilities serve. However, public and private school proposals should be assessed for compatibility in order to assure that the stated purposes of the residential districts are not unnecessarily eroded.

Policy 5.7.1.c: The City shall encourage the District to provide for schools throughout the City in locations that are easily accessible to those they are intended to serve.

Response: As intended by Policy 5.7.1a, the District is seeking to accommodate a use demanded by the school's community within the existing school site. The proposal will not adversely impact the future residential neighborhoods being developed to the north and west of the subject site. The property is currently used as a school and a new use is not being introduced into the neighborhood. The school provides an essential and ongoing urban service to the neighborhood and does not conflict with the purposes of the RMC zoning district. Therefore, this proposal is consistent with these policies.

Section 40.03 Facilities Review Committee

Consistent with Section 10.95.3. (Facilities Review Committee) of this Code, the Facilities Review Committee shall review the following land use applications: all Conditional Use, . . . Design Review Three, In making a recommendation on an application to the decision making authority, the Facilities Review Committee shall base its recommendation on a determination of whether the application satisfies all the following technical criteria. The applicant for development must establish that the application complies with all relevant standards in conformance with Section 50.25.1.B., and all the following criteria have been met, as applicable:

A. All critical facilities and services related to the proposed development have, or can be improved to have, adequate capacity to serve the proposed development at the time of its completion.

Response: BDC Chapter 90 defines critical facilities and services to include public water, public sanitary sewer, stormwater drainage and retention, transportation, and fire protection.

- Water, sewer, and stormwater – Water and sanitary sewer service exists on the site. The structures will not be connected to the existing water or sanitary sewer services. Stormwater will be conveyed and treated through the existing system in the immediate area. A pre-screen letter from Clean Water Services (CWS) is included in this application.
- Transportation – See responses to Chapter 60 Transportation Facilities for compliance with applicable standards.
- Fire – A Service Provider Permit from Tualatin Valley Fire & Rescue (TVF&R) has been approved. They will continue to service the site as noted in the attached permit.

Therefore, this criterion is and will be met.

B. Essential facilities and services related to the proposed development are available, or can be made available, with adequate capacity to serve the development prior to its occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately demonstrates that essential facilities, services, or both will be provided to serve the proposed development within five (5) years of occupancy.

Response: BDC Chapter 90 defines essential facilities and services as including schools, transit improvements, police protection, and on-site pedestrian and bicycle facilities in the public right-of-way. The following responses address these facilities.

- Schools. The site is located within the Beaverton School District and is being developed by the District consistent with District long-range plans. No additional students or staff will be created by the hitting shed. A SPL is not required.

- Transit. TriMet does not provide service along SW 175th or Scholls Ferry Road in the area of Mountainside HS.
- Police. The City of Beaverton Police Department will provide service to the site.
- Pedestrian and bicycle facilities. As shown on the existing conditions plan, the existing sidewalks, pedestrian areas, and bicycle facilities will not be impacted by the proposed project.

Therefore, this criterion is and will be met.

C. The proposed development is consistent with all applicable provisions of CHAPTER 20 (Land Uses), or Sections 20.25 and 70.15 if located within the Downtown Design District, unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject application; provided, however, if the approval of the proposed development is contingent upon one or more additional applications, and the same is not approved, then the proposed development must comply with all applicable provisions of CHAPTER 20 (Land Uses) or Sections 20.25 and 70.15 if located within the Downtown Design District.

Response: The subject property is located within the MR zoning district. Section 20.05.15 lists the site development standards for the MR zone. The following table lists the applicable site development standards and how the proposed project meets those standards.

Standard:	Response:
<i>A. Minimum Land Area – 1000/unit</i>	This standard is not applicable.
<i>E. Minimum Lot Width – 14 [feet]</i>	The width of the parcel, at its narrowest point, is approximately 775 feet wide. The minimum lot width standard is met.
<i>F. Minimum Yard Setbacks</i> 1. <i>Front – 10 [feet]</i> 2. <i>Side – 5 [feet]</i> 3. <i>Rear – 15 [feet]</i> [...] 6. <i>Minimum Between Buildings¹² – 6 [feet]</i>	As shown on the Site Plan, the proposed site plan meets the required rear and side setbacks for the subject property. The sheds are separated by more than 6 feet. Therefore, this standard is met.
<i>G. Building Height</i> 1. <i>Maximum – 80 [feet]</i>	The maximum height of the structures is approximately 20 feet above grade. Therefore, this standard is met.

¹² *Minimum spacing between buildings on the same lot or in the same development.*

The following is an excerpt from Table 20.05.20.A: Residential - Category and Specific Use. The following Land Uses are Permitted (P), allowed with a Conditional Use (C) approval, or Prohibited (N) as identified in the following table for the Multiple Use zoning districts.

<i>Residential - Category and Specific Use</i>		<i>MR</i>	<i>RMA</i>	<i>RMB</i>	<i>RMC</i>
<i>9. Education</i>	<i>A. Educational Institutions</i>	<i>C</i>	<i>C</i>	<i>C</i>	<i>C</i>
	<i>B. Commercial Schools</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>N</i>

This proposal meets the applicable site development standards for the MR zoning district and the land use being requested is an accessory use to an approved educational institution as defined in Chapter 90 of the BDC. The applicant is requesting Major Modification of a Conditional Use approval based on the amount of floor area being proposed for this land use. Therefore, this standard is met.

D. The proposal is consistent with all applicable provisions of Chapter 60 (Special Requirements) and all improvements, dedications, or both, as required by the applicable provisions of Chapter 60 (Special Requirements), are provided or can be provided in rough proportion to the identified impact(s) of the proposed development.

Response: Consistency with applicable provisions of Chapter 60 is demonstrated in the next section of this narrative. As noted in the next section, the applicable provisions of Chapter 60 will be met.

E. Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas, as applicable: drainage facilities, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas and other facilities not subject to maintenance by the City or other public agency.

Response: BSD will be responsible for overseeing development of the site. The maintenance responsibilities of the site and the buildings will be the role of the District, who is the property owner. The District will manage the steps necessary to provide continued maintenance to the structures and the site. Therefore, this criterion is and will be met.

F. There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.

Response: The site on which the structures will be placed is an unused area between the varsity baseball and varsity softball fields. The structures will not have an impact on the efficient movement of vehicles or pedestrians. Students and staff will be able to move freely between the structures. Therefore, this criterion is and will be met.

G. The development's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation system in a safe, efficient, and direct manner.

Response: As noted above, the proposed development will not have on-site vehicular access or circulation. Pedestrians will enter and leave the site through existing pedestrian pathways to the high school building. Therefore, this standard is and will be met.

H. Structures and public facilities and services serving the development site are designed in accordance with adopted City codes and standards and provide adequate fire protection, including, but not limited to, fire flow.

Response: Fire facilities are addressed in Subsection A of this section. A Service Provider Permit from TVF&R has been obtained. Therefore, this criterion is and will be met.

I. Structures and public facilities and services serving the site are designed in accordance with adopted City codes and standards and provide adequate protection from crime and accident, as well as protection from hazardous conditions due to inadequate, substandard or ill-designed development.

Response: The structures will be constructed in compliance with all building codes. Construction documents for building and site development permitting will be reviewed to ensure protection from hazardous conditions. Therefore, this criterion is and will be met.

J. Grading and contouring of the site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.

Response: The proposed project does not require any grading or contouring of the site. Therefore, this criterion is not applicable.

K. Access and facilities for physically handicapped people are incorporated into the development site and building design, with particular attention to providing continuous, uninterrupted access routes.

Response: Access and facilities for people with disabilities are incorporated into the development site and building design. All pedestrian paths will be ADA-compliant, and the structures will be accessible to all persons consistent with ADA requirements. Therefore, this criterion is met.

L. The application includes all required submittal materials as specified in Section 50.25.1 of the Development Code.

Response: This application contains all applicable submittal requirements for each application as specified in the Pre-Application Summary Notes. Therefore, this criterion is met.

Section 40.15.15.4 Conditional Use – Major Modification

Pursuant to Subsection C., in order to approve a Major Modification of a Conditional Use application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

1. *The proposal satisfies the threshold requirements for a Major Modification of a Conditional Use application.*

Response: Section 40.15.15.4.A.1 states: “An increase in the gross floor area of an existing Conditional Use more than 10% or more than 1,000 gross square feet of floor area for all properties that are located in a Residential zoning district . . . ” shall be subject to a Major Modification of a Conditional Use. The proposal is to place two hitting sheds which total approximately 4,300 square feet at Mountainside HS. Therefore, this criterion is satisfied.

2. *All City application fees related to the application under consideration by the decision making authority have been submitted.*

Response: All fees have been paid by the property owner. Therefore, this criterion is satisfied.

3. *The proposal complies with the applicable policies of the Comprehensive Plan.*

Response: The proposal complies with the applicable Comprehensive Plan policies as listed and addressed on page 4 of this narrative. Therefore, this criterion is satisfied.

4. *The existing use has been approved as a Conditional Use as governed by the regulations in place when the use was established and complies with the applicable conditions of the Conditional Use approval.*

Response: Mountainside HS was approved by the City of Beaverton by CUP 2015-0003. The school was opened in 2017. The proposed hitting sheds will be a complimentary accessory use to the approved athletic facilities on the site. The additional floor area will not increase the capacity to accommodate students at the school. The District proposes that the proposal complies with all applicable existing conditions of approval for CUP 2015-0003.

Therefore, this criterion is met.

5. *The location, size, and functional characteristics of the proposal are such that it can be made reasonably compatible with and have a minimal impact on livability and appropriate use and development of properties in the surrounding area of the subject site.*

Response: The proposed structures are located approximately 325 feet from the west property line, 425 feet from the northern property line, and 525 feet to the eastern property line. The proposed structures are single story with a pitched roof and located in between the baseball and softball fields. The proposed structures are distant from neighboring properties and will not have an adverse impact on the livability and use of surrounding properties.

Therefore, this criterion is satisfied.

6. *The proposal will not remove or modify previously established conditions of approval for the prior Conditional Use consistent with Section 50.95.6. of the Development Code.*

The proposed project does not remove or modify previously enacted conditions of approval for CUP 2015-0003. Therefore, this criterion is met.

7. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.*

Response: The District has filed a Design Review 3 land use application concurrently with the proposed Conditional Use application. All applications have been and will be filed in their proper sequence. Therefore, this criterion has been satisfied.

Section 40.20.15.3 Design Review Three

Pursuant to Subsection C., in order to approve a Design Review Three application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

1. *The proposal satisfies the threshold requirements for a Design Review Three application.*

Response: Section 40.20.15.3.A.9 states: “A project meeting the Design Review Two thresholds which does not meet an applicable design standard.” shall be subject to a Design Review Three application process. The proposal is to construct two metal buildings to be used at hitting sheds at Mountainside HS which will not meet all of the applicable design review standards. Therefore, this criterion is satisfied.

2. *All City application fees related to the application under consideration by the decision making authority have been submitted.*

Response: All required application fees are included with this application. Therefore, this criterion is met.

3. *For proposals meeting Design Review Three application thresholds numbers 1 through 7, the proposal is consistent with all applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines).*

Response: The proposed development meets Design Review Three Threshold #9. Therefore, this criterion is not applicable.

4. *For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.35. through 60.05.50 (Design Guidelines) or can demonstrate that the additions or modifications are moving towards compliance with specific Design Guidelines if any of the following conditions exist:*

Response: The proposed development is not an addition or modification to an existing structure. The proposal is adding two metal structures in an existing unused area between the baseball and softball fields. Therefore, this criterion is not applicable.

5. *The proposal complies with the grading standards outlined in Section 60.15.10 or approved with an Adjustment or Variance.*

Response: The proposed development does not contain any element of grading. Therefore, this criterion is not applicable.

6. *For DRBCP proposals which involve the phasing of required floor area, the proposed project shall demonstrate how future development of the site, to the minimum development standards established in the Development Code or greater, can be realistically achieved at ultimate build out of the DRBCP.*

Response: The proposed development is not a DRBCP proposal. Therefore, this criterion does not apply.

7. *For proposals meeting Design Review Three application Threshold numbers 8 or 9, where the applicant has decided to address a combination of standards and guidelines, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) except for the Design Standard(s) where the proposal is instead subject to the applicable corresponding Design Guideline(s).*

Response: The applicant is electing to have the decision making authority to review the proposed development using the applicable Design Guidelines as identified in approval criterion #8 below. Therefore, this criterion is not applicable.

8. *For proposals meeting Design Review Three application Threshold numbers 8 or 9, where the applicant has decided to address Design Guidelines only, the proposal is consistent with the applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines).*

Response: The proposal meets Threshold number 9 in that the proposal meets the thresholds for a Design Review 2 application; however, the proposal cannot fully comply with the applicable design standards. Therefore, the proposal will, to the extent possible, demonstrate compliance with the applicable Design Guidelines as specified in the Chapter 60 table, below.

9. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.*

Response: All required applications and documents are included in proper sequence. The criterion is met.

CHAPTER 60 – SPECIAL REQUIREMENTS

60.05 Design Review Principles, Standards and Guidelines

Code Criteria	Response
<p>60.05.35. Building Design and Orientation Guidelines. Unless otherwise noted, all guidelines apply in all zoning districts.</p>	
<p><i>1. Building articulation and variety.</i></p>	
<p><i>B. Building elevations should be varied and articulated to provide visual interest to pedestrians. Within larger projects, variations in architectural elements such as: building elevations, roof levels, architectural features, and exterior finishes should be provided. (Standards 60.05.15.1.A and B)</i></p>	<p>The hitting sheds will be of all metal construction. The elevations will be a seam metal panel. The building elevations of the hitting sheds will be approximately 525 feet from the nearest existing, visible public sidewalk. The view from SW 175th will be partially obstructed by the existing improvements at the baseball field. Due to the distance and partially obstructed view, additional architectural features will not be discernable from the public right-of-way.</p> <p>Therefore, this guideline is met.</p>
<p><i>C. To balance horizontal features on longer building elevations, vertical building elements, such as building entries, should be emphasized. (Standard 60.05.15.1.B)</i></p>	<p>The hitting sheds are utilitarian in design for a specific use athletic use within the buildings which does not include vertical features. Those features which do break up the façade of the structures are the doors on the western elevation of the sheds.</p> <p>Therefore, this guideline is met.</p>
<p><i>D. Buildings should promote and enhance a comfortable pedestrian scale and orientation. This guideline does not apply to buildings in Industrial districts where the principal use of the building is manufacturing, assembly, fabricating, processing, packing, storage, wholesale or distribution activities. (Standard 60.05.15.1.B) [ORD 4531; April 2010]</i></p>	<p>The proposed structures are surrounded by pedestrian paths and are in scale with the adjacent baseball and softball facilities. There will be a safe and efficient pedestrian circulation between all of the structures. Pedestrians connection to the permanent structure will be direct and efficient for all persons.</p> <p>Therefore, this guideline is met.</p>
<p><i>E. Building elevations visible from and within 200 feet of an adjacent street or major parking area should be articulated with architectural features such as windows, dormers, off-setting walls, alcoves, balconies or bays, or by other design features that reflect the building's structural system. Undifferentiated blank walls facing a street, common green, shared court</i></p>	<p>As stated above, the proposed structures are approximately 525 feet from SW 175th. The north parking lot of the school site is also approximately 500 feet from the structures. This guideline is not applicable.</p>

Code Criteria	Response
<p><i>or major parking area should be avoided. (Standards 60.05.15.1.B, C and D) [ORD 4542; June 2010]</i></p>	
<p>2. Roof forms</p>	
<p><i>A. Roof forms should be distinctive and include variety and detail when viewed from the street. Sloped roofs should have a significant pitch and building focal points should be emphasized. (Standards 60.05.15.2.A and B)</i></p>	<p>The roofs of the structures are sloped at 1:4 pitch. The ridge of the roof will be approximately 60 feet in length. The are too small to incorporate variety and detail that would be visible from the public right-of-way which is approximately 525 feet from the public right-of-way.</p> <p>Therefore, this guideline is met.</p>
<p>3. Primary Building entrances</p>	
<p><i>A. The design of buildings should incorporate features such as arcades, roofs, porches, alcoves, porticoes, awnings, and canopies to protect pedestrians from the rain and sun. This guideline does not apply to buildings in Industrial districts where the principal use of the building is manufacturing, assembly, fabricating, processing, packing, storage, wholesale or distribution activities. (Standard 60.05.15.3)</i></p>	<p>There will be separate entrances to each of the structures which have eaves covering the man and roll-up doors. The structures are accessory to the athletic facilities and not open to the public and do not require the type of weather protection intended for pedestrians since only school athletes will enter the sheds on for practice.</p> <p>Therefore, this guideline is met.</p>
<p><i>B. Special attention should be given to designing a primary building entrance that is both attractive and functional. Primary entrances should incorporate changes in mass, surface, or finish to emphasize the entrance. (Standard 60.05.15.3)</i></p>	<p>As noted above, the function of the subject building is for a specific athletic use and not intended for broad public use. The design intention of the building is to not attract the public to the structure. The entrances to the buildings are on the west elevations away from public view points.</p> <p>Therefore, this guideline is met.</p>
<p>4. Exterior building materials.</p>	
<p><i>A. Exterior building materials and finishes should convey an impression of permanence and durability. Materials such as masonry,</i></p>	<p>The proposed structures are to be constructed entirely of non-combustible materials, primarily steel framing and metal siding. Due to its use, windows</p>

Code Criteria	Response
<p><i>stone, wood, terra cotta, and tile are encouraged. Windows are also encouraged, where they allow views to interior activity areas or displays. (Standards 60.05.15.4.A and B)</i></p>	<p>are not appropriate materials. The materials are highly durable, especially considering the athletic use of the structures.</p> <p>Therefore, this guideline is met.</p>
<p><i>5. Screening of equipment.</i></p>	<p>No mechanical equipment is proposed with the structures.</p> <p>Therefore, this guideline is not applicable.</p>
<p>60.05.40. Circulation and Parking Design Guidelines. Unless otherwise noted, all guidelines apply in all zoning districts.</p>	
<p><i>3. Pedestrian circulation.</i></p>	
<p><i>A. Pedestrian connections should be made between on-site buildings, parking areas, and open spaces. (Standard 60.05.20.3.A)</i></p>	<p>The area at which the structures will be located is fully connected with other destinations and structures of the high school.</p> <p>Therefore, this guideline is met.</p>
<p><i>B. Pedestrian connections should connect on-site facilities to abutting pedestrian facilities and streets unless separated by barriers such as natural features, topographical conditions, or structures. (Standard 60.05.20.3.A)</i></p>	<p>The athletic facilities and proposed hitting sheds are connected to the rest of the high school campus through a system of pedestrian connections. The proposed hitting sheds will not alter the pedestrian system.</p> <p>Therefore, this guideline is already met.</p>
<p><i>C. Pedestrian connections should link building entrances to nearby streets and other pedestrian destinations. (Standard 60.05.20.3.B)</i></p>	<p>The entrances of the proposed structures will be connected to the existing pedestrian system at the high school site. This existing system is connected to all streets and pedestrian destinations.</p> <p>Therefore, this guideline is met.</p>
<p><i>F. Pedestrian connections should be designed for safe pedestrian movement and constructed of hard durable surfaces. (Standards 60.05.20.3.F through G)</i></p>	<p>The structures will all connect to existing concrete paved areas.</p> <p>Therefore, this guideline is met.</p>
<p>60.05.45. Landscape, Open Space and Natural Areas Design Guidelines. Unless otherwise noted, all guidelines apply in all zoning districts.</p>	

Code Criteria	Response
<p><i>3. Minimum landscaping for Conditional Uses in Residential zones</i></p>	
<p><i>A. Landscaping should soften the edges of buildings and parking areas, add aesthetic interest, and generally increase the attractiveness of a development and its surroundings. (Standards 60.05.25.5.A, B, and D)</i></p>	<p>The area where the proposed structures will be located is currently planted with grass. The proposed structures will remove all the grass and the floor of the structures will be flush with the surrounding pedestrian/plaza area on the west side of the structures (side facing the softball field). Adequate space to plant new landscaping does not exist; moreover, there is no water service in the area to irrigate landscaping. Therefore, no landscaping is proposed. Because the proposed buildings are athletic buildings, remote from the primary use and structures of the site, the District suggests that this criterion is not applicable or is, at a minimum, consistent with the design of the immediately adjacent existing athletic facilities.</p>
<p><i>7. Fences and walls.</i></p>	
<p><i>A. Fences and walls should be constructed of attractive, durable materials. (Standard 60.05.25.9) [ORD 4576; January 2012]</i></p>	<p>No new fencing or walls are proposed. Therefore, this guideline is not applicable.</p>
<p><i>11. Landscape buffering and screening</i></p>	
<p><i>A. A landscape buffer should provide landscape screening, and horizontal separation between different zoning districts and between non-residential land uses and residential land uses. The buffer should not be applicable along property lines where existing natural features such as flood plains, wetlands, riparian zones and identified significant groves already provide a high degree of visual screening. (Standard 60.05.25.13) [ORD 4531; April 2010]</i></p>	<p>The Mountain High School land use approval established the landscaping buffer between neighboring uses. The proposed structures are located within the high school campus and will not alter the existing landscaping buffers. Therefore, this guideline is not applicable.</p>

Code Criteria	Response
<p><i>B. When potential impacts of a Conditional Use are determined, or when potential conflicts of use exist between adjacent zoning districts, such as industrial uses abutting residential uses, landscape screening should be dense, and the buffer width maximized. When potential conflicts of uses are not as great, such as a commercial use abutting an industrial use, less dense landscape screening and narrower buffer width is appropriate. (Standard 60.05.25.13) [ORD 4531; April 2010]</i></p>	<p>Detrimental impacts are not expected as a result of this Conditional Use, particularly because the site already operates as a school. Moreover, the proposed structures are located approximately 750 feet from the nearest existing residential structure.</p> <p>Therefore, the guideline is met.</p>
<p><i>C. Landscape buffering should consist of a variety of trees, shrubs and ground covers designed to screen potential conflict areas and complement the overall visual character of the development and adjacent neighborhood. (Standard 60.05.25.13)</i></p>	<p>As noted above, the proposed project is not creating a conflict with the existing area or neighborhood. The existing landscaping, fencing, and sports field features will provide some screening and not adversely impact the character of the surrounding uses in the area.</p> <p>Therefore, the guideline is met.</p>
<p>60.05.50. Lighting Design Guidelines.</p>	
<p><i>1. Lighting should be utilized to maximize safety within a development through strategic placement of pole-mounted, non-pole mounted and bollard luminaires. (Standards 60.05.30.1 and 2)</i></p> <p><i>2. Pedestrian scale lighting should be an integral part of the design concept except for industrial projects. Poles and fixtures for pole-mounted lighting should be of a consistent type throughout the project. The design of wall-mounted lighting should be appropriate to the architectural design features of the building. (Standard 60.05.30.2)</i></p> <p><i>3. Lighting should minimize direct and indirect glare impacts to abutting and adjacent properties and streets by incorporating lens shields, shades or other measures to screen</i></p>	<p>The submitted lighting plan notes that the lighting will meet all design standards. Pedestrian areas will be well illuminated and lighting will not spill over on the nearest neighboring property line which is approximately 325 feet distant to the west. This lighting was found to be consistent with City standards with the 2015 land use approval for the school.</p> <p>Therefore, this guideline is met.</p>

Code Criteria	Response
<i>the view of light sources from residences and streets. (Standards 60.05.30.1 and 2)</i>	
<p><i>4. On-Site lighting should comply with the City's Technical Lighting Standards. (Standards 60.05.30.1 and 2.) Where the proposal does not comply with Technical Lighting standards, the applicant should describe the unique circumstance attributed to the use or site where compliance with the standard is either infeasible or unnecessary. [ORD 4531; April 2010]</i></p>	<p>See responses below.</p>

Table 60.05-1. TECHNICAL LIGHTING STANDARDS

D. Standards. The following standards are required of all exterior lighting:

1, When a bollard luminaire, or pole-mounted luminaire, or non-pole-mounted luminaire has total cutoff of an angle greater than ninety (90) degrees, the minimum required interior illumination, the maximum permitted illumination at the property line, and the maximum permitted height of Luminaires shall be as shown on Table 60.05-1.

2. When a bollard luminaire, or pole-mounted luminaire, or non-pole-mounted luminaire has total cutoff of light at an angle less than ninety (90) degrees and is located so that the bare light bulb, lamp, or light source is completely shielded from the direct view of an observer five (5) feet above the ground at the point where the cutoff angle intersects the ground, then the minimum permitted interior illumination, the maximum permitted illumination within five (5) feet of any property line, and the maximum permitted height of Luminaires is also shown on Table 60.05-1

<i>Table 60.05-1 Technical Lighting Standards</i>						
<i>Zoning District Type</i>	<i>Minimum Required Illumination (internal) in Foot-candles</i>		<i>Maximum Permitted Illumination (internal) in Foot-candles</i>		<i>Maximum Permitted Illumination at property line in Foot-candles</i>	<i>Maximum Permitted Height of Luminaires</i>
	<i>>90</i>	<i><90</i>	<i>>90</i>	<i><90</i>		
<i>Residential</i>	<i>1.0</i>	<i>0.7</i>	<i>None</i>	<i>None</i>	<i>0.5</i>	<i>Pole-mounted Luminaires (inclusive of above <u>grade</u> base and light fixture):</i> <ul style="list-style-type: none"> ● <i>15 feet for on-site <u>pedestrian ways</u>.</i> ● <i>20 feet for on-site vehicular circulation areas.</i> <i>Wall-mounted Luminaires for the lighting of pedestrian or vehicular circulation areas:</i> <ul style="list-style-type: none"> ● <i>20 feet above building finished grade.</i>

Response: The attached lighting plan illustrates that the existing and proposed lighting will provide sufficient illumination of the pedestrian area and will not have any lighting spill over on the nearest neighboring property line which is approximately 325 feet distant to the west. The existing lighted on site demonstrated compliance with the City's above quoted lighting standard in the 2015 land use approval for the school and site.

E. General Provisions. Notwithstanding any other provision of this Section to the contrary:

- 1. Design Standards for Residential, Commercial, Industrial and Multiple-Use Districts:*
 - a. No flickering or flashing lights shall be permitted.*
 - b. No bare bulb lights shall be permitted for townhouse development and multi-dwelling development. [ORD 4822; June 2022]*
 - c. No strobe lights shall be permitted.*
 - d. Light sources or Luminaires shall not be located within areas identified for screening or buffering except on pedestrian walkways.*
- 2. Special Design Standard for Residential Districts. No exterior neon lights shall be permitted.*

Response: No flickering, flashing or strobe lights are proposed. No light sources are proposed within required buffering. No exterior neon lights are proposed. Therefore, this standard is met.

60.65 Utility Undergrounding

60.65.15. Regulation.

All existing and proposed utility lines within and contiguous to the subject property, including, but not limited to, those required for electric, communication, and cable television services and related facilities shall be placed underground as specified herein. The utilities required to be placed underground shall be those existing overhead utilities which are impacted by the proposed development and those utilities that are required to be installed as a result of the proposed development.

1. At the option of the applicant and subject to rules promulgated by the Oregon Public Utility Commission (PUC), this requirement does not apply to surface mounted transformers, surface mounted connection boxes and meter cabinets, which may be placed above ground, temporary utility service facilities during construction, high capacity electric lines operating at 50,000 volts or above, and that portion of a project where undergrounding will require boring under a Collector or Arterial roadway, and City funded roadway projects which the City Council has specifically considered and declined to fund utility undergrounding as a component of the roadway project, Washington County funded roadway projects, such as MSTIP projects, and Oregon Department of Transportation funded roadway projects.

Response: Any new utilities will be undergrounded. Electric and communications connections will be located underground per BDC requirements. Therefore, this standard is met.

2. The developer shall make all necessary arrangements with the serving private utility to cause the utility service(s) to be placed underground;

Response: Necessary arrangements with utility companies have been and are being made. Therefore, this standard is and will be met.

3. The City reserves the right to approve surface mounted facilities;

Response: District will obtain City approval for any surface mounted facilities. Therefore, this standard will be met.

4. All underground public and private utilities shall be constructed or installed prior to the final surfacing of the streets; and

Response: No new utility lines will be in the area of existing streets; therefore, this standard is not applicable.

5. Stubs for service connections and other anticipated private extensions at street intersections shall be long enough to avoid disturbing street surfaces and right-of-way improvements such as sidewalks and landscaping areas when service connections are made.

Response: No stubs for future service connections are necessary with this proposal. Therefore, this standard does not apply.

6. Unless otherwise specifically required in an existing franchise between the City and the particular private utility, or PUC rule, the applicant or developer responsible for

initiating the requirement for placing overhead utilities underground is responsible for the cost of converting all existing customer equipment and private utilities on private or public property, or both to meet utility undergrounding requirements.

Response: Conversion of existing customer equipment and private utilities will be addressed if applicable.

7. If the private utility service provider requires an applicant, as a component of the applicant's placing private utilities underground, to install facilities to accommodate extra capacity beyond those necessitated by the proposed development, the private utility service provider shall be financially responsible for providing the means to provide such extra capacity.

Response: It is understood that the private utility service provider shall be financially responsible for installing oversized facilities.

60.67 Significant Natural Resources

60.67.05. Local Wetland Inventory.

Prior to issuing a development permit, the Local Wetland Inventory map shall be reviewed to determine if the site proposed for development is identified as the location of a significant wetland.

- 1. Development activities and uses permitted on a proposed development site identified as the possible location of a significant natural resource, including significant wetlands shall be subject to relevant procedures and requirements specified in CHAPTER 50, of this ordinance.*
- 2. Upon City's determination that a site contains wetland as identified on the Local Wetland Inventory map, notice of the proposed development shall be provided to the Division of State Lands (DSL) in a manner and form prescribed by DSL pursuant to ORS requirements.*

60.67.10. Significant Riparian Corridors.

Prior to issuing a development permit, the list of Significant Riparian Corridors shall be reviewed to determine if the site proposed for development is identified as being listed corridor.

- 1. Development activities and uses permitted on a proposed development site identified as the possible location of a significant natural resource, including significant riparian corridors, shall be subject to relevant procedures and requirements specified in CHAPTER 50 of this ordinance.*

Response: The location of the proposed structures is not within a wetland or riparian corridor. A wetland is located north of the area where the batting sheds will be constructed. The area on which the structures will be located is elevated above the wetland area by approximately 8 feet. The structures will not protrude within the wetland area. All stormwater will be collected and discharged consistent with City standards.

Therefore, Section 60.67 is not applicable.