

**BEFORE THE PLANNING COMMISSION FOR
THE CITY OF BEAVERTON, OREGON**

After recording return to:
City of Beaverton, City Recorder:
12725 SW Millikan Way
P.O. Box 4755
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL) ORDER NO. 2750
OF A NEW CONDITIONAL USE FOR WEST) CU2019-0011 ORDER APPROVING
SYLVAN MIDDLE SCHOOL FIELD) WEST SYLVAN MIDDLE SCHOOL FIELD
IMPROVEMENTS. PORTLAND PUBLIC SCHOOLS,) IMPROVEMENTS, NEW CONDITIONAL USE.
APPLICANT.)

The matter came before the Planning Commission on March 11, 2020, on a request for a New Conditional Use for improvements to the athletic fields at West Sylvan Middle School. The subject site is located at 8111 SW West Slope Drive, specifically identified as Tax Lot 00100 on Washington County Tax Assessor's Map 1S112BB.

Pursuant to Ordinance 2050 (Development Code) Section 50.45, the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

During public testimony, members of the public raised traffic and parking concerns, including that the applicant should have submitted a Traffic Impact Study (TIS) and that increased traffic and on-street parking associated with the field use would negatively impact the surrounding residential neighborhood. The City of Beaverton Development Code (BDC) requires an applicant to submit a TIS if a change in the site use could result in 300 additional trips generated on an average daily basis or if the change in use

adds 20 or more peak hour trips to local streets. The Commission found that the traffic memoranda provided by the applicant's traffic engineers demonstrate that none of the scenarios that they analyzed would meet the above thresholds and therefore, no TIS was required for the proposed field improvements. The Commission found that the condition of approval requiring the applicant to submit a parking and circulation operations plan, which would implement the recommendations within the traffic and parking memoranda provided by the applicant's traffic engineers, will adequately address potential impacts to the surrounding transportation system. The Commission discussed the concern about increased on-street parking and proposed a new condition of approval for the applicant to restripe the school's parking lot to clearly identify the on-site parking spaces prior to final occupancy.

Public testimony raised concerns about noise impacts on the surrounding residences from increased field usage and the applicant's proposal to use a portable public announcement (PA) system. The Commission discussed the concerns and proposed two new conditions of approval that the portable PA systems can be used only for Lincoln High School baseball and softball games and that with the exception of the portable PA systems, amplified sound will not be permitted.

Public testimony also raised concerns about visual impacts, including the proposed field lighting. The Commission discussed this concern as it relates to visual screening and proposed a new condition of approval to provide a landscape plan showing the planting of evergreen trees and shrubs within the

landscape buffer areas, prior to issuance of the site development permit. The Commission also discussed this concern as it relates to the proposed field lights and proposed a new condition of approval to ensure that the field lighting will not have visible illumination sources.

Members of the public raised concerns about increased trash resulting from the field use. The Commission discussed this concern and proposed a new condition of approval for the applicant to provide a maintenance and operations plan ensuring adequate maintenance and regular trash pick-up for the sports fields, prior to issuance of the site development permit.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated March 4, 2020, and Staff Memoranda dated March 9, 2020, March 10, 2020, and March 11, 2020, and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03 and 40.15.15.3.C of the Development Code, with addition of the new conditions of approval related to restriping the parking lot, use of the portable PA systems, the landscape buffer, field lighting, and sports field maintenance.

Therefore, **IT IS HEREBY ORDERED** that **CU2019-0011** is **APPROVED**, based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report dated March 4, 2020, and Staff Memoranda dated March 9, 2020, March 10, 2020, and March 11, 2020, and this Land Use Order, subject to the conditions of approval as follows:

1. The Conditional Use permit shall run with the land and shall continue to be valid upon a change of ownership of the site, unless otherwise specified in conditions attached to the permit. (Planning/LR)
 2. Final decision shall expire automatically two years from the effective date of decision unless the approval is enacted either through construction or establishment of use within the two year time period. (Planning/LR)
 3. Ensure that the Design Review Three (DR2019-0182) application has been approved and is consistent with the submitted plans, except as modified by conditions of approval. (Planning/LR)
 4. The applicant shall operate the Bose L1 Compact PA systems in accordance with the recommendations of the applicant's acoustical analysis. The operational sound levels shall not exceed 80 dBA five feet in front of the PA systems. (Planning/LR)
 5. The portable PA systems shall be used only for Lincoln High School baseball and softball games. (Planning/LR)
 6. Amplified sound, with the exception of the portable PA systems, shall not be permitted. (Planning/LR)
 7. Field lighting shall not have visible illumination sources. (Planning/LR)
- A. Prior to issuance of the site development permit, the applicant shall:**
8. Submit plans showing frontage improvements along the site's frontages of SW 81st Avenue and SW West Slope Drive. Improvements must include: (Transportation/KM)
 - a. Five-foot sidewalk and 6.5-foot landscape buffer placed in their ultimate location from the centerline of the right of way;
 - b. Commercial driveways to the entrances of the two parking areas that meet EDM Standard Drawing 210 as well as ADA standards;
 - c. Street trees; and
 - d. Any needed street lights as determined by the required photometric plan.
 9. Submit a parking and circulation operations plan associated with the increased usage of the athletic facilities at West Sylvan Middle School for both during Lincoln High School (LHS) construction and after the LHS construction. (Transportation/KM)

10. Provide photometric plans showing that the field lighting will be installed so that it meets the City's Technical Lighting Standards. (Planning/LR)
11. Provide a landscape plan showing that the landscape buffer will be installed as shown on the approved plans, except as modified by conditions of approval. (Planning/LR)
12. Provide a landscape plan showing the planting of evergreen trees and shrubs within the landscape buffer area. Shrubs shall be 36 inches tall and reach 90-percent opacity within three years of planting. (Planning/LR)
13. Provide a maintenance and operations plan ensuring adequate maintenance and regular trash pick-up for the sports fields. (Planning/LR)

B. Prior to final occupancy, the applicant shall:

14. Have restriped the parking lot to clearly identify parking spaces. (Planning/LR)

Motion **CARRIED**, by the following vote:

AYES: Overhage, Brucker, Nye, Saldanha, Uba, Winter.
NAYS: None.
ABSTAIN: None.
ABSENT: Lawler.

Dated this 27th day of March, 2020.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2750, an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office by no later than 4:30 p.m. on April 6, 2020.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

Lauren Russell

LAUREN RUSSELL, AICP
Associate Planner

Jennifer Nye

JENNIFER NYE
Chair

Jana Fox

JANA FOX
Current Planning Manager