



CITY OF BEAVERTON
 Community Development Department
 Planning Division
 12725 SW Millikan Way
 PO Box 4755
 Beaverton, OR 97076
 Tel: (503) 526-2420
 Fax: (503) 526-2550

NOTICE OF DEVELOPMENT PROPOSAL

Notice Date: December 30, 2015

Project Name:	THPRD Conestoga Middle School Field Conversion
Case File No's:	CU2015-0009 and DR2015-0116
Summary of Applications and Location:	<p>The applicant, Tualatin Hills Park and Recreation District (THPRD) is requesting a Minor Modification of an existing Conditional Use (CU), in addition to a Design Review Compliance Letter (DRCL) approval for a new lighted sports field. The proposal is for Conestoga Middle School, located at 12250 SW Conestoga Drive, and also identified as Tax lot 100 on Washington County's Tax Assessors Map 1S1-33BB. The applicant proposes a total of five pole-mounted luminaires located on both sides of the existing sports field situated in the northeast portion of the campus. Two of the five light poles will be 70 feet in height as proposed on the field's west side. Three of the five light poles will be 60 feet in height as proposed on the field's east side. Plans received by THPRD identify foot-candle power levels and luminaire shielding methods. Plans also include a perimeter landscape plan and new vinyl-coated chain-link fencing with slats. The field is to be regraded and resurfaced.</p> <p>Minor Modification of Conditional Use is related to the increase in vehicle trips anticipated to Conestoga Middle School as the field lighting proposal is expected to allow more use of the field per day. During weekdays (Monday through Friday) anticipated hours of peak use will be from 5:30 p.m. to 9:30 p.m. On weekends, THPRD proposes to stagger game times and will end games no later than 9:30 p.m. During all days of the week, proposed pole-mounted lights are to be turned-off by 10:00 p.m.</p>
Zoning & NAC:	Residential Urban Standard Density (R7) / Greenway NAC
Applicable Approval Criteria:	City Development Code, Chapter 40, Section 40.20.15.1.C for <i>Design Review Compliance Letter</i> , Section 40.15.15.1.C for <i>Minor Modification of a Conditional Use</i> , and Section 40.30.1 for <i>Facilities Review</i> .
Due Date for Written Comments:	Wednesday, January 27, 2016

Procedures:	The land use applications identified above are subject to the Type 2 procedure identified in Section 50.40 of the Development Code which requires a 20-day period for noticing but no public hearing unless appealed.
Facilities Review Meeting Date:	On Wednesday, January 27, 2016 (time TBD) the Facilities Review Committee will meet with the applicant and then forward a recommendation of action on the proposal to the Planning Director. The Director will issue a written decision approximately fourteen (14) calendar days after the Facilities Review Committee meeting
Staff Contact:	Scott Whyte (503) 526-2652 / swhyte@beavertonoregon.gov

Interested parties can submit written comments, but, to be considered, the city must receive those comments no later than the comment closing date, which is the specific date established by the Director and which is approximately twenty-eight (28) calendar days from the date the application is deemed complete. Mailed written comments should be sent to the attention of Scott Whyte, City of Beaverton Planning Division, P.O. Box 4755, Beaverton, OR 97076. Written comments submitted in person shall be delivered to the Community Development Department, 4th Floor, Beaverton City Hall, 12725 SW Millikan Way. Please reference the Case File Numbers and Project Name in your written comments. **A return mailing address (non e-mail) is necessary to receive a Notice of the Decision on the development proposal.**

The Facilities Review Committee is not a decision-making body, but advises the Director on conformity to the technical criteria identified in Section 40.03 of the Beaverton Development Code. The Facilities Review Committee meeting is open to the public but is not the venue for public testimony.

A copy of documents and evidence submitted by or on behalf of the applicant, and applicable review criteria, are available for inspection at the Community Development Department (Planning Division) 4th Floor, Beaverton Building/City Hall, 12725 SW Millikan Way, between the hours of 7:30 a.m. to 4:30 p.m., Monday through Friday. A copy of the any or all materials will be provided at reasonable cost. A copy of the staff report may also be viewed on-line at: www.beavertonoregon.gov/DevelopmentProjects

Failure to raise an issue in a hearing, by testifying in person or by letter, or failure to provide statements or evidence with sufficient specificity to afford the decision-making authority an opportunity to respond to such issue, may preclude appeal to the Land Use Board of Appeals on that issue.

This information is available in large print or audio tape upon request. In addition, assisted listening devices, sign language interpreters, or qualified bilingual interpreters will be made available at any public meeting or program with 72 hours advance notice. To request these services, please call 526-2222/voice/tdd.