



MEMORANDUM

TO: City Council

FROM: Lauren Russell, AICP, Associate Planner

DATE: April 29, 2020

SUBJECT: APP2020-0003 Appeal of West Sylvan Middle School Field Improvements
(CU2019-0011) Supplemental Memorandum

This supplemental memorandum provides the City Council with additional public testimony regarding the Appeal of the West Sylvan Middle School Field Improvements application after the staff memorandum dated March 20, 2020, was published and submitted with the Agenda Bill packet. The majority of the assertions made by members of the public in support of the appeal have already been addressed, in either the Planning Commission's original decision or in staff's March 20, 2020, appeal memorandum, which are both provided with the Agenda Bill. One of the items of public testimony raised two new procedural issues, to which staff responds below.

Staff Finding:

Mr. Herbold's letter (Exhibit APP 3.6) alleges two procedural errors made by the Planning Commission and staff.

Assertion 1: Unlawful reduction of time allowed for the West Slope Neighborhood Association Committee (NAC) and opponents' testimony by the Planning Commission Chair.

Mr. Herbold asserts that the Planning Commission Chair limited the West Slope NAC's testimony to five minutes and the testimony of individual members of the public to three minutes, which is contrary to Beaverton Development Code (BDC) Section 50.57.1.B – C, which provides up to and including 10 minutes for a representative of a NAC and five minutes for other persons. Because Mr. Herbold prepared a five-minute presentation but only had three minutes, he was unable to complete his testimony.

Staff finds that the provision "up to and including" in BDC Section 50.57.1 sets a maximum time limit on testimony and allows for any amount of time up to 10 minutes for a NAC and any amount of time up to five minutes for individuals. The decision to utilize five minutes for a NAC and three minutes for individuals is commonly made by the Chair when a large amount of public testimony is anticipated in order to allow everyone the ability to participate, understanding that Planning Commission meetings are limited in how late into the night they can go. The Chair has made this same decision for the public hearings of other projects with large amounts of public

testimony, such as the Mountainside High School and the South Cooper Mountain Community Plan hearings.

At the hearing, the NAC representative and 24 individuals testified. Each individual member of the public, whether a supporter or opponent of the proposal, had three minutes to testify, which is allowed by BDC Section 50.57.1.C.

Therefore, staff finds that the Planning Commission did not err in limiting testimony at the hearing to five minutes for the NAC and three minutes for individual members of the public.

Assertion 2: Capricious division of the proposed development into two applications by staff for the purpose of limiting the appeal.

Mr. Herbold asserts that the proposal had been presented as one application by Beaverton Planning Division staff and the Planning Commission under file number “CU2019-0011 / DR2019-0182” and that there was no public mention of two separate applications. The notice of decision did not indicate that two appeals would be required to appeal all or any aspects of the proposal nor that the appellant should choose between the two applications. By the time staff contacted the West Slope NAC on April 6, 2020, to ask which application they intended to appeal, it was too late to organize the funding and materials for a second appeal.

ORS 227.175(2) requires jurisdictions to establish a consolidated procedure by which an applicant may apply at one time for all permits or zone changes needed for a development project. BDC Section 50.15.3 permits concurrent application review, which increases ease and efficiency when presenting complicated projects with numerous land use applications.

The staff report to the Planning Commission provided one general overview section and then responded to each application’s approval criteria and applicable code sections as separate attachments to that report with a recommendation at the end of each application review, clearly delineating that each application is separate and requires its own recommendation and decision.

The Planning Commission made a separate motion and signed a separate land use order for each application. The notice of decision refers to the “Land Use Orders,” plural, related to the Commission’s decision. Each land use application has its own file number: CU2019-0011 for the New Conditional Use application and DR2019-0182 for the Design Review Three application. BDC Section 50.70, which is restated in the notice of decision, asks for the “case file number designated by the City.” The second sentence of the second paragraph on page two of the notice of decision states that the “fee amount depends upon the action being appealed and the number of appeals being filed.” This sentence clarifies that each decision is separate, and that if an appellant wishes to appeal more than one decision, the cost will be greater because a separate appeal fee applies to each decision under appeal. This sentence would not be necessary if all decisions related to a project could be appealed under one fee and form.

Staff received the NAC’s appeal at 2:38 PM on April 6, 2020, approximately two hours before the 4:30 PM appeal deadline. Once staff noted that two application numbers were listed on the single appeal form, staff contacted the NAC representative to ask which application they wanted to appeal. The NAC representative forwarded staff an email (Exhibit APP 1.2) that stated if the

NAC can only appeal one application with their single appeal form and fee, the NAC chooses to appeal the New Conditional Use application.

Therefore, staff finds that staff did not err in requiring two separate appeal fees and forms to appeal both applications.

EXHIBITS:

Exhibit APP 1 – Appellant Materials:

No additional materials received to date.

Exhibit APP 2 – Applicant Materials:

No additional materials received to date.

Exhibit APP 3 – Public Comment:

APP 3.3 Letter from Sam and Diane Brooks, received April 24, 2020

APP 3.4 Petition from Chris Swenson and 80 neighbors, received April 27, 2020

APP 3.5 Email from Tim Maguire and Terry Lawler, received April 27, 2020

APP 3.6 Email from Fred Herbold, received April 27, 2020

APP 3.7 Email from Teriesa and Richard McClelland, received April 27, 2020

APP 3.8 Email from Dieter Loibner and Lisa Gabel, received April 27, 2020

APP 3.9 Email from Irene Hwang, received April 28, 2020

APP 3.10 Email from Mary Ann Walker, received April 28, 2020

APP 3.11 Email from Alex Kurtz, received April 29, 2020

APP 3.12 Email from Kester Wise, received April 29, 2020

APP 3.13 Email from Andrew and Darcy Poole, received April 29, 2020

APP 3.14 Email from Sara Hoeber, received April 29, 2020

Exhibit APP 4 – Agency Comment:

No additional agency comment received to date.

To: Beaverton City Council
From: Sam and Diane Brooks
Re: Appeal of the Planning Commission's Decision to Approve West Sylvan Middle School Field Improvements (Case File No: APP2020-0003)

April 21, 2020

Cc. Dennis Doyle-Mayor of Beaverton

City Council Members,

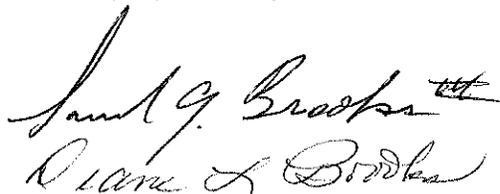
As residents of the West Sylvan neighborhood for 33 years we have some concerns with the proposal by PPS to make changes/improvements to the Athletic Fields at West Sylvan Middle School. The school, as you well know, abuts a number of homes in our neighborhood. As a result of these changes we ask that you take into account two proposals out of consideration of those who live in our area.

1. Lights are turned off at 8 p.m. every day
2. No activities occur on Sundays

Furthermore, please take into consideration the parking issue. Our streets are narrow, are not straight and there is limited striping. When vehicles park on both sides of the street, especially at night it is a traffic hazard as well as a huge inconvenience to those who reside in the neighborhood. Increased traffic on Canyon Lane is yet another issue as the street is not compatible with increased traffic and the road into the school, itself, is a neighborhood road, not a thoroughfare. Alternative methods must be taken into account, whether it is parking permits which are monitored or expanding parking areas at the school. For safety's sake along with consideration of those who reside in the neighborhood itself, alternative methods must be sought. Please keep in mind there are many children who reside in our neighborhood as well and their safety is paramount, along with the safety and privacy of those who live here.

Lastly, we are longtime residents of the Beaverton area. Diane grew up in Beaverton, attended Beaverton Schools, and taught in the Beaverton School District for over 30 years, until her retirement. She is currently a volunteer at Beaverton High School. Our child attended Beaverton schools and as noted earlier, we, as a family, have lived here for a long time. We have strong ties to the community as well as our neighborhood and we believe that without some parameters, the proposed improvements could negatively impact the quality of life in our community.

Respectfully,



Sam and Diane Brooks
8480 SW Ernst Rd.
Portland, OR 97225

Petition Supporting West Slope NAC Appeal
of West Sylvan Athletic Field Development
Case File No. APP2020-0003

- *Petition (attached) signed by 82 Beaverton residents in 74 households*
- *Map of the 74 households surrounding the field is shown below*
- *Supporting NAC appeal requests to turn field lights off at 8:00 pm with no exceptions and to not allow Sunday games*



PETITION TO THE BEAVERTON CITY COUNCIL

FROM BEAVERTON RESIDENTS LIVING IN THE WEST SLOPE NAC

- Please respect the character of our neighborhood and our right to enjoy some quiet time in our homes – and require that the proposed West Sylvan athletic field lights be turned off at exactly 8:00 p.m. with no exceptions.
- Because West Sylvan athletic field use will be much more intensive than before and will now extend into the evenings whereas before it ended at dusk, please provide us some quiet time on the weekend - and require that no athletic teams be allowed to play games on Sundays at West Sylvan field (either PPS high school teams or any other organization).

	<u>SIGNATURE</u>	<u>ADDRESS</u>	<u>DATE</u>
1.	<i>Fred Herbold</i> Fred Herbold	8295 SW ERNST RD BEAV. 97225	4-18-20 ⁵
2.	<i>COLIN KIENEN</i> COLIN KIENEN	8265 SW ERNST RD PORT 97225	4/18/20
3.	<i>Michael Trenholme</i> Michael Trenholme	8235 SW ERNST RD PORTLAND, OR 97225	4/18/20
4.	<i>Kate Rotenberg</i> Kate Rotenberg	8215 SW Ernst Rd Beaverton, OR 97005	4/18/2020
5.	<i>Scott Phillips</i> Scott Phillips	8195 SW Ernst Rd NW	4/18/2020
6.	<i>Shirlee Macdonald</i> Shirlee Macdonald	8155 S.W. Ernst Rd Portland	4/18/2020
7.	<i>Laurie Roberts</i> Laurie Roberts	8140 SW. Ernst Rd.	4/18/2020
8.	<i>Tim Roberts</i> Tim Roberts		
9.	<i>Casey Scott</i> Casey Scott	8120 SW Ernst Rd	4/18/2020
9.	<i>Elizabeth Trenholme</i> Elizabeth Trenholme	8100 SW Ernst Rd	4/18/2020
10.	<i>David Sanders</i> David Sanders	8000 SW Ernst Rd	4/18/20

SIGNATURE ADDRESS DATE

- 11. Moeleen Conway 8355 S.W. Ernst Rd ID# 97225 4-18-20
- 12. Richard McClelland 8385 SW Ernst Rd 4-18-20
- 13. Terri McClelland 8385 SW Ernst Rd 4-18-20
- 14. Robert Wade (ROBERT GALE) 2540 SW 81st 4-20-20
- 15. Chaya Palm 2400 SW 81st Ave 4-20-20
- 16. Jane Kennedy 2370 SW 81st Ave 4-20-20
- 17. Rochelle Frischoel 2260 SW 81st Ave 4/20/20
- 18. Mike Crabbell 8475 S.W. Ernst Rd 4/20/20
- 19. Jayle Andrea Pace 8500 SW Ernst Rd. 4/20/20
- 20. Brett Schroeder 2530 SW 81st 4/20/20
- 21. Diane L Brooks 8480 SW Ernst Rd 4/20/20
- 22. Samuel G. Brooks 4 4/20/20
- 23. Brian Strandberg 8444 SW Ernst Rd
- 24. Strandberg
- 25.

2W 83RD AVE
Total House
74
Total House
3100

PETITION TO THE BEAVERTON CITY COUNCIL

FROM BEAVERTON RESIDENTS LIVING IN THE WEST SLOPE NAC

SW 83RD AVE

1. Please respect the character of our neighborhood and our right to enjoy some quiet time in our homes – and require that the proposed West Sylvan athletic field lights be turned off at exactly 8:00 p.m. with no exceptions.
2. Because West Sylvan athletic field use will be much more intensive than before and will now extend into the evenings whereas before it ended at dusk, please provide us some quiet time on the weekend - and require that no athletic teams be allowed to play games on Sundays at West Sylvan field (either PPS high school teams or any other organization).

SIGNATURE	ADDRESS	DATE
1. <i>Lucas D. 18</i>	2525 SW 83 rd Ave ✓	4/20/20
2. <i>Holly M. Hicklin</i>	2510 SW 83 rd Ave	4/20/20
3. <i>Jared Fairchild</i>	2475 SW 83 rd Ave	4/20/20
4. <i>B DAVIS</i>	2475 SW 83 rd Ave	4/20/20
5. <i>Elisa Scott</i>	2360 SW 83 rd Ave.	4/20/20
6. <i>Amy Henning</i> <small>Amy Henning</small>	2603 SW 83 rd Ave	4/20/20
7. <i>Craig Blair</i> <small>Craig Blair</small>	" "	" "
8. <i>John Nash</i> <small>DIETON LOIBNER</small>	2550 SW 83 rd AVE	4/20/20
9. <i>Mikelle Yoakum</i>	2580 SW 83 rd Ave	4/20/20
10. <i>Brian Yorum</i>	" "	4/21/20

8W 83RD AVE

SIGNATURE

ADDRESS

DATE

11. Nourza Zi 2575 SW 83rd Ave 4-21-2020

12. Gentner Stephen 2430 SW 83rd Ave 4/21/20

13.

14.

15.

16.

2 of 2

17.

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1 of 2

FROM BEAVERTON RESIDENTS LIVING IN THE WEST SLOPE NAC

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4/18/2020

SIGNATURE

ADDRESS

DATE

1.

Pam Blanchard

8115 SW ERNST Rd

4/18/20

2.

Cole Pressler

2460 SW 81st Ave

4/18/20

3.

Wigal
STEINBUCK

2430 SW 81st Ave

4/18/20

4.

Kura Lotter

2455 SW 81st Ave

4/18/20

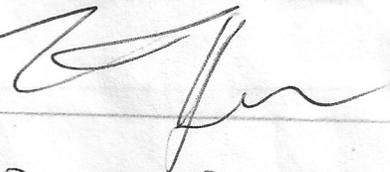
5.

Moll Whitton

2310 SW 81st Ave

4/18/20

6.



2250 SW 81st Ave

4/18/20

7.

Denra Copp

8015 SW West Slope DR

4-18-20

8.

Kathy & Jim Park

8080 SW West Slope Dr

4/18/20

9.

BRYAN FISHER

2255 SW 81st Ave

4/18/20

10.

Kevin. Hayes
@klayco101.com
12

AGREE WITH #1 ONLY

SIGNATURE

ADDRESS

DATE

11.

Rick Lower

RICK LOWER

2315 S.W. 81st Ave

4/18/20

12.

Chris Swanson

CHRIS SWANSON

8325 SW ERNST

4/18/20

13.

Naomi Swanson

Naomi Swanson

8325 SW ERNST RD

4/18/20

14.

Louise Herbold

Louise Herbold

8295 SW ERNST Rd

4/18/20

15.

16.

17.

18.

19.

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23.

24.

25.

PETITION TO THE BEAVERTON CITY COUNCIL

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SIGNATURE

ADDRESS

DATE

1.

Judy Jackson

2280 S.W. 84th

4/17/2020

2.

Barbara Jones

2315 SW 84th Ave

4/17/2020

3.

Ann Grunzinger

2250 SW 84th Ave

4/17/2020

4.

Michael Jones

Michael Jones

2190 SW 84th Ave

4/17/2020

5.

Ann Talcott

Ann Talcott

2335 SW 83rd Ave

4/19/2020

6.

Marijssa Talcott

Marijssa Talcott

2335 SW 83rd Ave

4/19/2020

7.

Brigid + James Hazard

Brigid + James Hazard

2220 SW 84th Ave

4/19/2020

8.

Jean Peters

2390 SW 75th Ave

4-19-2020

9.

JR Hinds

JR Hinds

2010 SW 84th Ave

4/19/20

10.

Barbara G. Munz

18495 SW Katherine Ln

4-19-20

SIGNATURE

ADDRESS

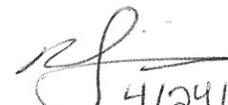
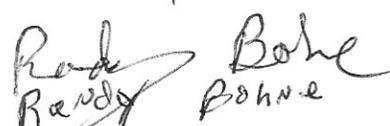
DATE

- 11. *Marianne Elfron* 8525 SW Katherine Ln 4/17/2020
- 12. *Esai F. White* 8935 SW KATHERINE AVE 4/19/20
- 13. *Ron Rangel* 2175 SW 84th Ave 4/19/20
- 14. *Joseph Sgori* 2350 SW 84th AVE 4/19/20
- 15. *Claus Sina* 2369 SW 84th 4/19/20
- 16. *Paula + Michael Montejano* 2245 SW 84th 4/19/20
- 17. *Heather Pichel* 2610 SW 84th AVE 4/20/20
- 18. *Keith Massingill* 2595 SW 84th Ave 4/20/20
- 19. *Sarah Hagerty* 2380 SW 84th Ave 4/20/20
- 20. *John + Anne Thompson* 2445 SW 84th Ave 4/20/20
- 21. *Laura Fletcher* 2075 SW 84th Ave 4/20/20
- 22. *Martha Toney* 8415 SW Katherine 4/20/20
- 23. *Ch H Klein* 8720 SW Katherine 4/20/20
- 24. *Brian Hauch* 2050 SW 84th Ave Beam OR 97225 4/20/20
- 25. *Sharon Endruil* 2160 SW 84th 197225 4/20/20
- 26. *WENDI LUI* 2100 SW 84th Ave 97225 4/21/2020

PETITION TO THE BEAVERTON CITY COUNCIL

FROM BEAVERTON RESIDENTS LIVING IN THE WEST SLOPE NAC

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	<u>NAME & SIGNATURE</u>	<u>ADDRESS</u>	<u>DATE</u>
1.	 Deana McMurrer	2101 SW 79 TH AVE	4/24/20
2.		SCOTT FRASER 2035 SW 79 TH	4/24/20
3.	Mario Siquenza	8060 SW Greenhouse Ln	 4-24-20
4.	Margaret Dufficy	7920 SW West Slope Dr	4/24/20
5.	BEVERLY SWANSON	7910 SW West Slope Dr	4-24-2020
6.	 Randy Bohne	8000 SW West Slope Dr	4-24-2020
7.	Maribeth Bohne	8000 SW West Slope Dr PDX	4-24-2020
8.	NAMSON PHAM	8045 SW WEST SLOPE PR	4/24/2020
9.			
10.			

Lauren Russell

From: chris swenson <cswenson2003@yahoo.com>
Sent: Monday, April 27, 2020 1:27 PM
To: Lauren Russell
Subject: New material in support of West Slope NAC appeal (APP2020-0003)
Attachments: Petition supporting NAC appeal APP2020-0003.pdf

Follow Up Flag: Flag for follow up
Flag Status: Completed

Hi Lauren -
Attached please find a petition in support of the West Slope NAC appeal. Please make this available to the City Council before the appeal hearing.

Thank you

April 27, 2020

Comments regarding Casefile APP2020-003

City Councilors:

I am member of the West Slope Neighborhood Association Committee (a Beaverton resident also) and have been following the proposal for athletic field improvements at West Sylvan Middle School since the first neighborhood meeting last August. Throughout this process, two truths have been obvious: 1) parents of children at Lincoln High School are universally proponents in favor of this “local” athletic venue for sporting events; and 2) residents adjacent and near the school grounds are nearly unanimous in their opposition or reticence toward the improvements proposed in close proximity to their residences.

I realize that land use applications are not “popularity contests” for permitting purposes; however the popularity (measured by #of letters/testimony) of any given improvement should not overshadow the impacts of the improvements on nearby residents. The long list of proponents speaking in favor of this project at the Planning Commission hearing were supportive of the project because it would minimize driving distances from their Portland residences to their child’s sporting venue. I found no land use approval criteria supportive of the proponent’s opinions on this point.

On the other hand, there is good reason for the City’s Conditional Use approval criteria to rely on terms such as: “...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.**” (see BDC Section 40.15.15.3.C.5) This Conditional Use approval criteria begs for the opinions of group 2 above, comprised of residents, to be considered as part of the decision on compatibility/minimal impacts over the opinions of parents living in Portland seeking convenient sporting venues for their high school children.

As a gentle reminder, this is a MIDDLE SCHOOL, not a high school and these improvements are proposed for HIGH SCHOOL sports not for West Sylvan students. In the 70 years of existence, West Sylvan Middle School has not proposed any style of field improvements and it the neighborhood have coexisted (largely) with minimal conflicts. We believe these improvements are incompatible with the size of the site and proximity to adjoining residences; thus lacking sufficient buffering. (See BDC Section 40.15.15.3.C.4).

The Appeal asks the City Council to review the decision of the Planning Commission and focus on the location, size and functional characteristics of the proposal and modify (slightly) some of the operational aspects of the proposal to minimize impacts on livability on properties in the surrounding area. Adjoining residents know that nighttime **noise** and **lighting** are the likeliest impacts on livability and have requested that functional characteristics of the project are modified to minimize impacts on their properties. A condition to **Stop all games and activities at 8pm** will improve compatibility greatly.

Thanks for your attention,

Tim Maguire/Terry Lawler, 8540 SW Gayle Ln.

Lauren Russell

From: Terry Lawler <veggietess@gmail.com>
Sent: Monday, April 27, 2020 2:12 PM
To: Lauren Russell
Subject: Comment on CF APP2020-0003
Attachments: WSylvanCmts to CC.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Lauren:

Please forward this comment letter to City Council for their review of W Sylvan Field Improvements appeal file. Thanks!
—Tim Maguire/Terry Lawler

To: Beaverton City Council, c/o Lauren Russell, Associate Planner, lrussell@beavertonoregon.gov

Date: April 27, 2020

Subject: Appeal of the Planning Commission's Decision to Approve West Sylvan Middle School Field Improvements, Case File No. **AAP2020-0003** for CU2019-0011/DR2019-0182

Dear Councilors and Mayor:

I am writing in support of Appeal APP2020-0003 and offer the following new evidence and arguments. In addition I raise concern about procedural errors by the Planning Commission (PC) and the Planning Staff (Staff).

Procedural Error #1: Unlawful reduction of time allowed for the West Slope NAC and opponents' testimony by the PC Chair.

- The PC Chair did limit West Slope NAC Representative to 5 minutes as recorded on Video time
- The PC Chair did limit "Others" time to 3 minutes as recorded on Video time
- These time limitations are Contrary to Law per Beaverton Development Code (BCD) 50.57.1.B. and 50.57.1 C. Both paragraphs use "Up to and including . . ." An adjustment by the decision making authority would be to increase time limits so that complicated testimony can be given.
- I was told by Staff and I read BCD to prepare a five minute presentation. I was not able to complete my testimony because of the time reduction.
- **Conclusion**: The Council should consider the argument below that requires a pond liner and no standing water for mosquito habitat.

Procedural Error #2: Capricious division of the proposed development into two permits by Staff for the purpose of limiting the Appeal.

- Staff did on April 06, 2020 limit the West Slope NAC Appeal #App2020-0003 to one of two permits, CU2019-0011 or DR2019-0182.
- The project has been presented as one permit by Beaverton Planning Division and Beaverton Planning Commission under file number "CU2019-0011/DR2019-0182". This is true of written communications, the City web page, and during the PC Hearing. There was no public mention of two permits. A virgula (forward slash) most commonly means "or", in this case indicating that either number refers to the same thing.
- The Notice of Decision did not indicate that two Appeals would be required to appeal all or any aspects of the project. Nor did it indicate that the appellant should choose between two permits.
- The NAC Chair was told to choose between two permits when it was too late to organize the funding and language for a second Appeal.
- **Conclusion**: Council should allow APP2020-0003 to appeal any aspects the project.

Decision Error #1: Disregard for all sources of noise, other than PA systems, that cannot be controlled without additional mitigation. [Land Use Order 2750 CU – 2019-0011 4th paragraph] BDC 40.15.15.3.C. Approval Criteria, subparagraph 5. states: "*The location, size and functional characteristics of the proposal are such that it can be made reasonably compatible with and having a minimal impact on livability and appropriate use and development of properties in the surrounding area of the subject site.*"

- PC ignored the impact of noise generated from field activities after 8 PM upon the livability and use of properties within 500 feet of the fields. PC and Staff focused on only one sound source, the loud speaker. PC and Staff failed to require complete acoustical analysis of all sound sources, e.g. loud speakers plus the crowds plus the players, plus the "ping" of aluminum bat plus the "crack" of wood bat plus the effects of wind drift. NAC and neighbors contend that total noise from field activities after

8 PM will prevent normal, healthy sleep for children and after 9 pm will prevent normal, healthy adult sleep. That constitutes a severe impact on livability.

- An exception to the City's Noise Ordinance for school playgrounds should not apply in this case. The project introduces a new use not associated with the existing school. The new use is for High School spectator sports which will generate louder noise than the existing use. The new use will extend the time that the new louder noise is generated.
- I ask for a condition that the fields shall not be used for organized athletics, games or practice after 8 PM and that the field lights shall be turned off at 8 PM.
- I ask for a condition that the fields shall not be used for organized athletics, games or practice on Sunday and that field lights shall be off on Sunday.
- I ask for a condition that a complete acoustical study and analysis by a licensed, experienced acoustical engineer shall be completed and submitted. The analysis shall include all likely sound sources from simultaneous baseball and softball games with full bleachers, bat noise, and PA occurring at the same time. The analysis shall include the effects of wind toward the south and then the west property lines. The analysis shall include a design for acoustical mitigation so that sound levels at the property line shall not exceed 50 db. (not dbA)

Decision Error #2: Disregard for the required buffering standards in BDC 60.05.25.13. first paragraph and paragraph E. The first paragraph states that the landscape buffer is measured from the property line. Paragraph E. requires a public hearing for changes to the buffer width and standards.

- My objections to changes to the landscape buffer without input from the neighboring property owners were ignored by both the Staff and the Commission. Buffer width and deletion of required fencing was not addressed as part of the Conditional use application. Therefore a separate public hearing is required per 60.05.25.13.E. to address these changes.
- Specifically, not all neighboring properties are fenced at the adjoining property line. There is no buffer fencing anywhere in the applicant's proposal. We ask that either 1) the buffer shall be reviewed in a public hearing as required by Code or 2) the applicant shall be directed to meet with adjacent property owners in two groups, south side and west side, and come to a consensus on fencing.
- I ask that a fence shall be required at the top of the slope on the south side and along the west property line where there is no fence.
- I ask that the applicant be required to remove all noxious plants from the portion of the buffer that will remain in grass.
- I ask that the applicant be required to submit a maintenance plan for the buffer area that will remain as grass and that the plan include mowing not less than once per month during spring, summer and fall.

Decision Error #3: False and misleading evidence given by the applicant's engineer regarding the source of ground water intrusion into neighboring houses, [video time 1:29:40 to 1:30:04] wherein the engineer incorrectly states that surface water run-off is the source of our problems.

- I was not allowed time to correct the error. This led to the PC's conclusion that a pond liner would not be required for the retention or detention swale. [LUO 2751 – DR2019-0182 no conditions for swale]
- I request a condition that any pond or swale shall be lined to prevent percolation into the ground water. I also ask that the swale be designed to detain storm water and shall not retain any water so that the swale will not become a mosquito source.

Decision Error #4: PC failed to include the phrase “lights out promptly regardless of play or extra innings.” The applicant had agreed to this provision during questioning at the Hearing [video time 2:44]. The phrase should be added to the time limits for field lights.

Just a reminder: This Use is not permitted out right. It is a Conditional Use and should quite correctly be conditioned in order that will be compatible with neighboring properties and uses. A High School spectator sports facility does no belong in our quiet, out of the way neighborhood. This Use in this Location must be adequately and strictly conditioned.

Thank you for your consideration.

Sincerely,

Fred Herbold, 8295 SW Ernst Road, Beaverton, OR 97225



Lauren Russell

From: Fred Herbold <fjherbold@comcast.net>
Sent: Monday, April 27, 2020 3:14 PM
To: Lauren Russell
Subject: APP2020-0003
Attachments: Support APP2020-0003.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Hi Lauren: Please add the attached letter to APP2020-003 record and forward it to Councilor and Mayor. Thank you.

Lauren Russell

From: Fred Herbold <fjherbold@comcast.net>
Sent: Monday, April 27, 2020 3:39 PM
To: Lauren Russell
Subject: Need a fence
Attachments: My back yard.jpg

Follow Up Flag: Follow up
Flag Status: Completed

Lauren, please add this photo to my letter supporting APP2020-0003 as evidence as to why we need a sight obscuring fence at the top of the south slope, Dear PPS, Thanks. Fred

Lauren Russell

From: Terri McClelland <skydancing@comcast.net>
Sent: Monday, April 27, 2020 4:19 PM
To: Lauren Russell
Cc: Terri Mc
Subject: City Council - Appeal of CU2019-0011

Follow Up Flag: Follow up
Flag Status: Completed

Beaverton City Council Members:

We are long term residents of West Slope and Beaverton and are writing to you to request that you over turn the Beaverton Planning Commission's decision to approve the conditional use case CU2019-001 which applies to the development of West Sylvan Middle School Athletic fields for the following reasons.

- **Severe Negative Impact on the Surrounding Neighborhood** - This development will substantially affect the livability of our neighborhood. This neighborhood has been here since the 1950's when West Sylvan was an elementary school. The neighborhood is a quiet, hilly area with no street lights, no sidewalks, and roads that cannot accommodate additional traffic. The grounds at West Sylvan sit above the adjacent properties and were never intended to support High School level athletics which will introduce substantial noise, light pollution and traffic. In fact, it is extremely unusual to turn elementary/middle school properties in an existing residential neighborhood into a High School level facility.
- **Violates Beaverton Development Codes** - This proposal violates several criteria specified in the City of Beaverton Development Code Section 40. The West Slope (NAC) has outlined this in detail in its appeal. We ask that you carefully consider the extent of these findings and the negative impact on our neighborhood.
- **Beaverton Residents Oppose this Development** - West Slope (Beaverton Residents) overwhelmingly oppose this development while those in support of the development primarily do not live in West Slope or Beaverton. In spite of the wishes of the Beaverton residents who will be affected for the long term from this development, the Planning Commission discounted residents' concerns and ruled in favor of the applicant. Appendix A in the West Slope NAC Appeal identifies the residence of those submitting letters to the Planning Commission. We ask and expect that Beaverton residents should have substantial input and influence over decisions directly affecting us.
- **Open Government** - We understand that this development project is to be funded by the 2017 PPS Bond, which is well known to be substantially over budget. We also understand that the bond was meant to rebuild Lincoln High School existing facilities. The bond did not include language regarding West Sylvan Middle School. The West Sylvan development project is intended to not only support temporary location of existing Lincoln High School athletics, but also to include permanent facilities for Lincoln High School baseball and softball. Lincoln High School has never had permanent baseball and softball facilities. This does not make sense to many of us in our neighborhood. How is money available to build new athletic facilities not identified in the bond and how did they get located at West Sylvan? While it generally is not the Beaverton City Council's concern regarding funding of a project (as we were told at a neighborhood meeting), we ask that the City Council consider this issue since it does speak to open government.

While it is likely not easy to over turn a Planning Commission decision, we ask that you do that and protect our neighborhood.

Respectfully submitted,
Terisa M McClelland
J Richard McClelland
8385 SW Ernst RD
Portland, OR 97225

April 27, 2020

Comments regarding Casefile APP2020-003

Dear City Councilors,

My name is Dieter Loibner, I am a West Slope resident and a parent of a Lincoln High School alumna who also attended West Sylvan Middle School. As a podium finisher in a national high school sports competition in my country of origin, I advocate for school sports, but I oppose this field upgrade as proposed by the applicant and approved by the Planning Commission.

- PPS wants to install a **high school** sports facility first for temporary and then permanent use by Lincoln HS on the premises of a **middle school**, which for decade has defined this neighborhood and its surroundings. Reading BDC Section 40.15.15.3. C.4 it is difficult to see how these changes can be compatible with the size of the current field, which directly adjoins 18 residential properties.
- **Field lights** are a central part of the upgrade, which extend operating hours deep into the night – adding **noise and light (two pollutants) and generating traffic** on the otherwise quiet residential streets **until well after 10 PM**. Noise is recognized as a pollutant (see [Clean Air Act \(Title IV – Noise Pollution\)](#)) as is excessive and unwanted light, which is regulated by law in Oregon Or. (see [National Conference of State Legislatures](#))
- **Restricting the hours of use to 8 PM** would address the concerns of the nearly **80 residents** and property owners who have **supported this appeal** with their signature. The City has latitude within the Conditional Use approval criteria of BDC Section 40.15.15.3.C.5 to ensure that “...**location, size, and functional characteristics** of the proposal are ... 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.**”

As one of the signed appellants I ask the City Council to review the decision of the Planning Commission and the staff recommendations with a critical eye towards location, size and functional characteristics of the proposal and modify the aspects that cause the most adverse impacts for residents with properties adjoining the field or in the immediate surroundings. Field lights and the associated increase of nighttime noise have the most acute impact on livability. Strictly **limiting field light use to 8 PM with no exceptions** will minimize detrimental effects on residents with properties adjoining the field or the immediate surroundings, creating **reasonable compatibility** with and **minimal impact** on **livability**.

Thank you for your kind consideration.

Dieter Loibner/Lisa Gabel 2550 SW 83rd Ave

Lauren Russell

From: Dieter Loibner <dloibner@gmail.com>
Sent: Monday, April 27, 2020 5:55 PM
To: Lauren Russell
Subject: Comments regarding Casefile APP2020-003
Attachments: Support for Appeal.docx

Follow Up Flag: Follow up
Flag Status: Completed

Dear Lauren,
Dieter Loibner with a letter to the City Councilors supporting the appeal of the decision to upgrade the West Sylvan Middle School athletic field. Please confirm receipt and enter into public record.

Thank you.

Sincerely,

Dieter Loibner
2550 SW 83rd Ave

Lauren Russell

From: Nanci Moyo
Sent: Wednesday, April 29, 2020 9:29 AM
To: Jana Fox; Lauren Russell
Subject: FW: West Sylvan Middle School baseball field approval

Follow Up Flag: Flag for follow up
Flag Status: Completed

FYI

From: Mailbox Citymail <citymail@beavertonoregon.gov>
Sent: Wednesday, April 29, 2020 9:18 AM
To: C Arnold <councilorcate@gmail.com>; Cate Arnold <carnold@beavertonoregon.gov>; Lacey Beaty <lbeaty@beavertonoregon.gov>; Laura Mitchell <lmitchell@beavertonoregon.gov>; Marc San Soucie <msansoucie@beavertonoregon.gov>; Mark Fagin <mfagin@beavertonoregon.gov>
Cc: Dennis Doyle <doyoyle@beavertonoregon.gov>; Abigail Elder <aelder@beavertonoregon.gov>; Cathy Jansen <cjansen@beavertonoregon.gov>; Nanci Moyo <nmoyo@beavertonoregon.gov>
Subject: FW: West Sylvan Middle School baseball field approval

Deborah Baidenmann

Records Manager | Office of the City Attorney

City of Beaverton | PO Box 4755 | Beaverton OR 97076-4755

P: 503.526.2436 | www.BeavertonOregon.gov

Public Records Requests: <https://apps2.beavertonoregon.gov/forms/PublicRecordsRequest.aspx>

COVID-19 Update: Please note: **I am working remotely at this time.** Response times may be longer than normal as we adapt to remote work



From: Irene Hwang <irenehwangyoo@gmail.com>
Sent: Tuesday, April 28, 2020 2:45 PM
To: Mailbox Citymail <citymail@beavertonoregon.gov>
Subject: West Sylvan Middle School baseball field approval

In regard to:
the May 5th City Council Land Use Appeal public hearing on the West Sylvan Middle School Athletic Fields

To the Beaverton City Council:

I am writing to urge that the City Council approve the new baseball and softball fields at West Sylvan Middle School, despite the appeal from the neighborhood association. The new fields will provide sports and recreation fields available for use by a wide group of students and teams, including neighborhood students, local sports teams, West Sylvan students and Lincoln HS students during the construction and renovation at Lincoln.

The fields will be constructed such that the students and teams can access and use the fields year-round regardless of weather conditions, which is critical here in the Pacific Northwest. This will minimize the need for students, teams and families to drive far distances to access a usable field, thus minimizing the environmental impact and burden on families to drive long distances.

The fields will also create more community by allowing groups and communities to gather on the fields for common sports events.

I urge you to consider the value these fields will offer for the community and pass the approval of these fields.

Thank you for your consideration.

Irene Hwang

Lauren Russell

From: Jana Fox
Sent: Wednesday, April 29, 2020 9:33 AM
To: Lauren Russell
Subject: FW: May 5th, City Council Land Use Appeal public hearing on the West Sylvan Middle School Athletic Fields

Follow Up Flag: Flag for follow up
Flag Status: Completed

From: Mailbox Citymail <citymail@beavertonoregon.gov>
Sent: Wednesday, April 29, 2020 9:26 AM
To: C Arnold <councilorcate@gmail.com>; Cate Arnold <carnold@beavertonoregon.gov>; Lacey Beaty <lbeaty@beavertonoregon.gov>; Laura Mitchell <lmitchell@beavertonoregon.gov>; Marc San Soucie <msansoucie@beavertonoregon.gov>; Mark Fagin <mfagin@beavertonoregon.gov>
Cc: Jana Fox <jfox@beavertonoregon.gov>; Cathy Jansen <cjansen@beavertonoregon.gov>; Nanci Moyo <nmoyo@beavertonoregon.gov>
Subject: FW: May 5th, City Council Land Use Appeal public hearing on the West Sylvan Middle School Athletic Fields

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From: Mary Ann Walker <mary_annwalker@hotmail.com>
Sent: Tuesday, April 28, 2020 10:39 PM
To: Mailbox Citymail <citymail@beavertonoregon.gov>
Subject: May 5th, City Council Land Use Appeal public hearing on the West Sylvan Middle School Athletic Fields

Dear City Council,

Per my "in person" testimony March 11, 2020 and my written testimony earlier in March, I am writing to re-iterate my full support for the West Sylvan Middle School Field improvement project.

I live in the West Sylvan/West Slope neighborhood, 6786 SW Canyon Dr 97225. I am a native Portlander and have been an active coach, parent, board member and volunteer in this community for over 40 years.

Much of my testimony revolves around what an amazing ASSET the field will be to the community. We have an incredible lack of fields in the Lincoln cluster – and in particular – high school baseball and softball as well as multi-purpose turf. In fact, there is not ONE single 90 ft baseball Diamond in all the Lincoln area cluster. Lincoln high school and the feeder middle school (West Sylvan) have been playing baseball on fields in the Wilson, Franklin, Cleveland, Hillsboro, Milwaukee and Grant neighborhoods. Since 1985 (when Lincoln moved baseball to Gabriel park – located .5 miles from Wilson high school), it has never had a “Home” field.

Additionally, softball - under title nine – has been worse off yet – softball has NEVER had a home field. The softball team walked to Wallace Park from the 70s – 90s. Then they carpooled, rode buses and drove themselves to Delta Park, Hamilton Park, East Sylvan and Lents park – to this day – where they claim “Hamilton Park” to be home – in the middle of an elementary school and public park that is “make shift” in every way.

West Sylvan Field upgrades not only provide an amazing asset to the Lincoln community, athletes and families, it provides a place for the neighborhood to enjoy and recreate 365 days a year. Maintenance will be minimal (no dirt to rake, no grass to mow, no toxic fertilizers). It will – like Forest Park elementary, Chapman school and many other small fields that have been improved at the elementary level – provide a place where kids will be playing and laughing day in and day out.

I intend to back this project to the end. I have been watching kids get the short end of the stick in the greater Portland area for a long time.

It’s time we get kids outside, playing sports, fighting off obesity, depression, and stress. High school and middle school kids do not need to spend 2-3 extra hours a day in cars driving around to fields around the city of Portland, Beaverton and Hillsboro. They need to take a bus 2 miles to practice and back to school.

Thank you for your time.

Mary Ann Walker
Parent of 4
40 year community volunteer
(503) 679-1853

Lauren Russell

From: Jana Fox
Sent: Wednesday, April 29, 2020 9:32 AM
To: Lauren Russell
Subject: FW: May 5th, City Council Land Use Appeal on West Sylvan Middle School Athletic Fields

Follow Up Flag: Follow up
Flag Status: Completed

From: Mailbox Citymail <citymail@beavertonoregon.gov>
Sent: Wednesday, April 29, 2020 9:25 AM
To: C Arnold <councilorcate@gmail.com>; Cate Arnold <carnold@beavertonoregon.gov>; Lacey Beaty <lbeaty@beavertonoregon.gov>; Laura Mitchell <lmitchell@beavertonoregon.gov>; Marc San Soucie <msansoucie@beavertonoregon.gov>; Mark Fagin <mfagin@beavertonoregon.gov>
Cc: Jana Fox <jfox@beavertonoregon.gov>; Cheryl Twete <ctwete@beavertonoregon.gov>
Subject: FW: May 5th, City Council Land Use Appeal on West Sylvan Middle School Athletic Fields

Deborah Baidenmann
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City of Beaverton | PO Box 4755 | Beaverton OR 97076-4755
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COVID-19 Update: Please note: **I am working remotely at this time.** Response times may be longer than normal as we adapt to remote work



From: Alex Kurtz <alex.kurtz@gmail.com>
Sent: Wednesday, April 29, 2020 7:35 AM
To: Mailbox Citymail <citymail@beavertonoregon.gov>
Subject: Ref: May 5th, City Council Land Use Appeal on West Sylvan Middle School Athletic Fields

From: Alex Kurtz

2468 SW Arden Rd, Portland, OR 97201

To: The Beaverton City Council

Ref: May 5th, City Council Land Use Appeal on West Sylvan Middle School Athletic Fields

Dear Beaverton City Council,

I live in the West Slope area and I'm fully in support of the proposed field improvements to West Sylvan Middle School. I want to build a community that improves the lives of all the people who live here.

I am looking forward to improving the existing facility for the following reasons:

- **Increased Quality of Life:** The facility will improve the quality of life in the neighborhood. Individuals and families in the West Slope neighborhood will be able to enjoy use of the field year-round- rain or shine, snow or sleet. It will be open to the community for casual use and available for all of us in the community to schedule our own events as well. Reservations will be managed by a single organization, PPS, and be simple and reliable.
- **Higher Property Values:** I feel strongly that the improvement to the field and to the middle school grounds will serve as a great community asset, and greatly enhance the livability and home values in the neighborhood. It will be a space that we can all enjoy throughout our lives here in West Slope.
- **Better Student Experience:** It will create a wonderful and improved experience for all the students attending West Sylvan Middle School. The students will enjoy a place where they can "be outside" year-round for recess and PE regardless of the weather or field condition.
- **More Places to Play:** Due to geography and the urban nature of our collective neighborhoods, our kids have a shortage of field spaces to play sports, which has gotten to a critically low level with the removal of the Lincoln High School field. This project will provide year-round access for kids, families and neighbors to play locally rather than driving in a car to surrounding communities.
- **Reduced Environmental Impact:** The installation of a turf field will lower the overall environmental impact on the neighborhood as well. The fields will not have to be irrigated or mowed (reducing dust and noise) or fertilized and treated with pesticides. In addition, it has come to my attention that many of the athletes will travel directly to West Sylvan by bus which will greatly reduce the carbon footprint of the teams. Currently, teams are travelling long distances around the city by personal automobile to get to practices and games.

I have been informed that the project is responsibly designed, is in compliance with all the Beaverton land use codes and is an improvement over many aspects of the current facility. The facility will be beautiful and I'm looking forward to seeing our community enjoy the new field in the years to come!

Thank you for your time.

Sincerely,

Lauren Russell

From: Jana Fox
Sent: Wednesday, April 29, 2020 9:33 AM
To: Lauren Russell
Subject: FW: 100% Supportive of West Sylvan Middle School Turf/Lights Project!

Follow Up Flag: Flag for follow up
Flag Status: Completed

From: Mailbox Citymail <citymail@beavertonoregon.gov>
Sent: Wednesday, April 29, 2020 9:27 AM
To: C Arnold <councilorcate@gmail.com>; Cate Arnold <carnold@beavertonoregon.gov>; Lacey Beaty <lbeaty@beavertonoregon.gov>; Laura Mitchell <lmitchell@beavertonoregon.gov>; Marc San Soucie <msansoucie@beavertonoregon.gov>; Mark Fagin <mfagin@beavertonoregon.gov>
Cc: Jana Fox <jfox@beavertonoregon.gov>; Cathy Jansen <cjansen@beavertonoregon.gov>; Nanci Moyo <nmoyo@beavertonoregon.gov>
Subject: FW: 100% Supportive of West Sylvan Middle School Turf/Lights Project!

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From: Kester Wise <kesterwise@gmail.com>
Sent: Wednesday, April 29, 2020 7:41 AM
To: Mailbox Citymail <citymail@beavertonoregon.gov>
Subject: 100% Supportive of West Sylvan Middle School Turf/Lights Project!

From: Kester Wise and family

Address: 1725 SW Spring Street, Portland OR 97201

To: The Beaverton City Council

Ref: May 5th, City Council Land Use Appeal on West Sylvan Middle School Athletic Fields

Dear Beaverton City Council,

I live in the West Slope area and I'm fully in support of the proposed field improvements to West Sylvan Middle School. I want to build a community that improves the lives of all the people who live here.

I am looking forward to improving the existing facility for the following reasons:

- **Increased Quality of Life:** The facility will improve the quality of life in the neighborhood. Individuals and families in the West Slope neighborhood will be able to enjoy use of the field year-round- rain or shine, snow or sleet. It will be open to the community for casual use and available for all of us in the community to schedule our own events as well. Reservations will be managed by a single organization, PPS, and be simple and reliable.
- **Higher Property Values:** I feel strongly that the improvement to the field and to the middle school grounds will serve as a great community asset, and greatly enhance the livability and home values in the neighborhood. It will be a space that we can all enjoy throughout our lives here in West Slope.
- **Better Student Experience:** It will create a wonderful and improved experience for all the students attending West Sylvan Middle School. The students will enjoy a place where they can "be outside" year-round for recess and PE regardless of the weather or field condition.
- **More Places to Play:** Due to geography and the urban nature of our collective neighborhoods, our kids have a shortage of field spaces to play sports, which has gotten to a critically low level with the removal of the Lincoln High School field. This project will provide year-round access for kids, families and neighbors to play locally rather than driving in a car to surrounding communities.
- **Reduced Environmental Impact:** The installation of a turf field will lower the overall environmental impact on the neighborhood as well. The fields will not have to be irrigated or mowed (reducing dust and noise) or fertilized and treated with pesticides. In addition, it has come to my attention that many of the athletes will travel directly to West Sylvan by bus which will greatly reduce the carbon footprint of the teams. Currently, teams are travelling long distances around the city by personal automobile to get to practices and games.

I have been informed that the project is responsibly designed, is in compliance with all the Beaverton land use codes and is an improvement over many aspects of the current facility. The facility will be beautiful and I'm looking forward to seeing our community enjoy the new field in the years to come!

Thank you for your time.

Sincerely,

Kester Wise

--

Kester Wise

Mobile: (503) 406-6553

Received
Planning Division
04/29/20

Lauren Russell

From: Jana Fox
Sent: Wednesday, April 29, 2020 9:33 AM
To: Lauren Russell
Subject: FW: May 5th, City Council Land Use Appeal public hearing on the West Sylvan Middle School Athletic Fields

Follow Up Flag: Flag for follow up
Flag Status: Completed

From: Mailbox Citymail <citymail@beavertonoregon.gov>
Sent: Wednesday, April 29, 2020 9:29 AM
To: C Arnold <councilorcate@gmail.com>; Cate Arnold <carnold@beavertonoregon.gov>; Lacey Beaty <lbeaty@beavertonoregon.gov>; Laura Mitchell <lmitchell@beavertonoregon.gov>; Marc San Soucie <msansoucie@beavertonoregon.gov>; Mark Fagin <mfagin@beavertonoregon.gov>
Cc: Jana Fox <jfox@beavertonoregon.gov>; Cathy Jansen <cjansen@beavertonoregon.gov>; Nanci Moyo <nmoyo@beavertonoregon.gov>
Subject: FW: May 5th, City Council Land Use Appeal public hearing on the West Sylvan Middle School Athletic Fields

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From: Poole, Andrew <Andrew.Poole@nike.com>
Sent: Wednesday, April 29, 2020 8:50 AM
To: Mailbox Citymail <citymail@beavertonoregon.gov>
Cc: Donna Harding <doodlesdonna@mac.com>
Subject: May 5th, City Council Land Use Appeal public hearing on the West Sylvan Middle School Athletic Fields

From: Andrew Poole (parent of Darcy Poole – Grade 6 student at West Sylvan Middle School)

1623 NW 28th Ave Portland, Oregon, 97210

To: The Beaverton City Council

Ref: May 5th, City Council Land Use Appeal on West Sylvan Middle School Athletic Fields

Dear Beaverton City Council,

I am the father of Darcy Poole, a Grade 6 student at West Sylvan Middle School, and I'm fully supportive of the proposed field improvements to the current oval/playing surface. I want to build a community that improves the lives of the students and those who live in the local area.

I am looking forward to improving the existing facility for the following reasons:

- **Increased Quality of Life:** The facility will improve the quality of life in the neighborhood. Individuals and families in the West Slope neighborhood will be able to enjoy use of the field year-round- rain or shine, snow or sleet. It will be open to the community for casual use and available for all of us in the community to schedule our own events as well. Reservations will be managed by a single organization, PPS, and be simple and reliable.
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I have been informed that the project is responsibly designed, is in compliance with all the Beaverton land use codes and is an improvement over many aspects of the current facility. The facility will be beautiful and I'm looking forward to seeing our community enjoy the new field in the years to come!

Thank you for your time.

Sincerely,

Andrew Poole & Darcy Poole

Lauren Russell

From: Jana Fox
Sent: Wednesday, April 29, 2020 9:33 AM
To: Lauren Russell
Subject: FW: May 5th, City Council Land Use Appeal on West Sylvan Middle School Athletic Fields

Follow Up Flag: Follow up
Flag Status: Completed

From: Mailbox Citymail <citymail@beavertonoregon.gov>
Sent: Wednesday, April 29, 2020 9:29 AM
To: C Arnold <councilorcate@gmail.com>; Cate Arnold <carnold@beavertonoregon.gov>; Lacey Beaty <lbeaty@beavertonoregon.gov>; Laura Mitchell <lmitchell@beavertonoregon.gov>; Marc San Soucie <msansoucie@beavertonoregon.gov>; Mark Fagin <mfagin@beavertonoregon.gov>
Cc: Jana Fox <jfox@beavertonoregon.gov>; Cathy Jansen <cjansen@beavertonoregon.gov>; Nanci Moyo <nmoyo@beavertonoregon.gov>
Subject: FW: May 5th, City Council Land Use Appeal on West Sylvan Middle School Athletic Fields

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Public Records Requests: <https://apps2.beavertonoregon.gov/forms/PublicRecordsRequest.aspx>
COVID-19 Update: Please note: **I am working remotely at this time.** Response times may be longer than normal as we adapt to remote work



From: Sara Hoerber <shoeber@gmail.com>
Sent: Wednesday, April 29, 2020 8:52 AM
To: Mailbox Citymail <citymail@beavertonoregon.gov>
Subject: May 5th, City Council Land Use Appeal on West Sylvan Middle School Athletic Fields

Sara Hoerber
1400 NW Irving St
Apt 411
Portland, Oregon 97209

To: The Beaverton City Council

Ref: May 5th, City Council Land Use Appeal on West Sylvan Middle School Athletic Fields

Dear Beaverton City Council,

I live in the area and my child will be attending West Sylvan Middle School starting in the 2020/2021 school year and I'm fully in support of the proposed field improvements to West Sylvan Middle School.

This project will improve the quality of life for all of those in the neighborhood and will help with the erosion issues currently experienced on the site.

I want to build a community that improves the lives of all the people who live here.

I am looking forward to improving the existing facility for the following reasons:

- **Increased Quality of Life:** The facility will improve the quality of life in the neighborhood. Individuals and families in the West Slope neighborhood will be able to enjoy use of the field year-round- rain or shine, snow or sleet. It will be open to the community for casual use and available for all of us in the community to schedule our own events as well. Reservations will be managed by a single organization, PPS, and be simple and reliable.
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- **Better Student Experience:** It will create a wonderful and improved experience for all the students attending West Sylvan Middle School. The students will enjoy a place where they can "be outside" year-round for recess and PE regardless of the weather or field condition.
- **More Places to Play:** Due to geography and the urban nature of our collective neighborhoods, our kids have a shortage of field spaces to play sports, which has gotten to a critically low level with the removal of the Lincoln High School field. This project will provide year-round access for kids, families and neighbors to play locally rather than driving in a car to surrounding communities.
- **Reduced Environmental Impact:** The installation of a turf field will lower the overall environmental impact on the neighborhood as well. The fields will not have to be irrigated or mowed (reducing dust and noise) or fertilized and treated with pesticides. In addition, it has come to my attention that many of the athletes will travel directly to West Sylvan by bus which will greatly reduce the carbon footprint of the teams. Currently, teams are travelling long distances around the city by personal automobile to get to practices and games.

I have been informed that the project is responsibly designed, is in compliance with all the Beaverton land use codes and is an improvement over many aspects of the current facility. The facility will be beautiful and I'm looking forward to seeing our community enjoy the new field in the years to come!

Thank you for your time.

Sincerely,

Sara Hoeber