

Subject: Submission for Planning Commission Packet – File No. SP24-0016
Attachments: StPaulLetter.pdf

From: Terri Oif
Sent: Sunday, January 18, 2026 1:56 PM
To: Thacher, Jill <JThacher@a2gov.org>; Planning <Planning@a2gov.org>
Subject: Submission for Planning Commission Packet – File No. SP24-0016 (January 21, 2026)

Dear Planning Commission Members and Ms. Thacher,

Attached please find my letter regarding the St. Paul Lutheran School site plan at **495 Earhart Road**, along with **Exhibits A, B, and C**, for inclusion in the Planning Commission packet and project record for the **January 21, 2026** meeting (**File No. SP24-0016**).

I respectfully request that these materials be distributed to the Commission and included as part of the official record prior to deliberation.

Thank you for your time and consideration.

Sincerely,

Terri Oif - Adjacent Property Owner - Lot 3, Earhart Subdivision

Parcel ID: 09-09-26-102-073

Exhibit A:
Existing Parking Layout and Circulation - St Pa
(No headlight projection to Waldenwood h

Existing layout complies with UDC §5.29 (Site Circulation)

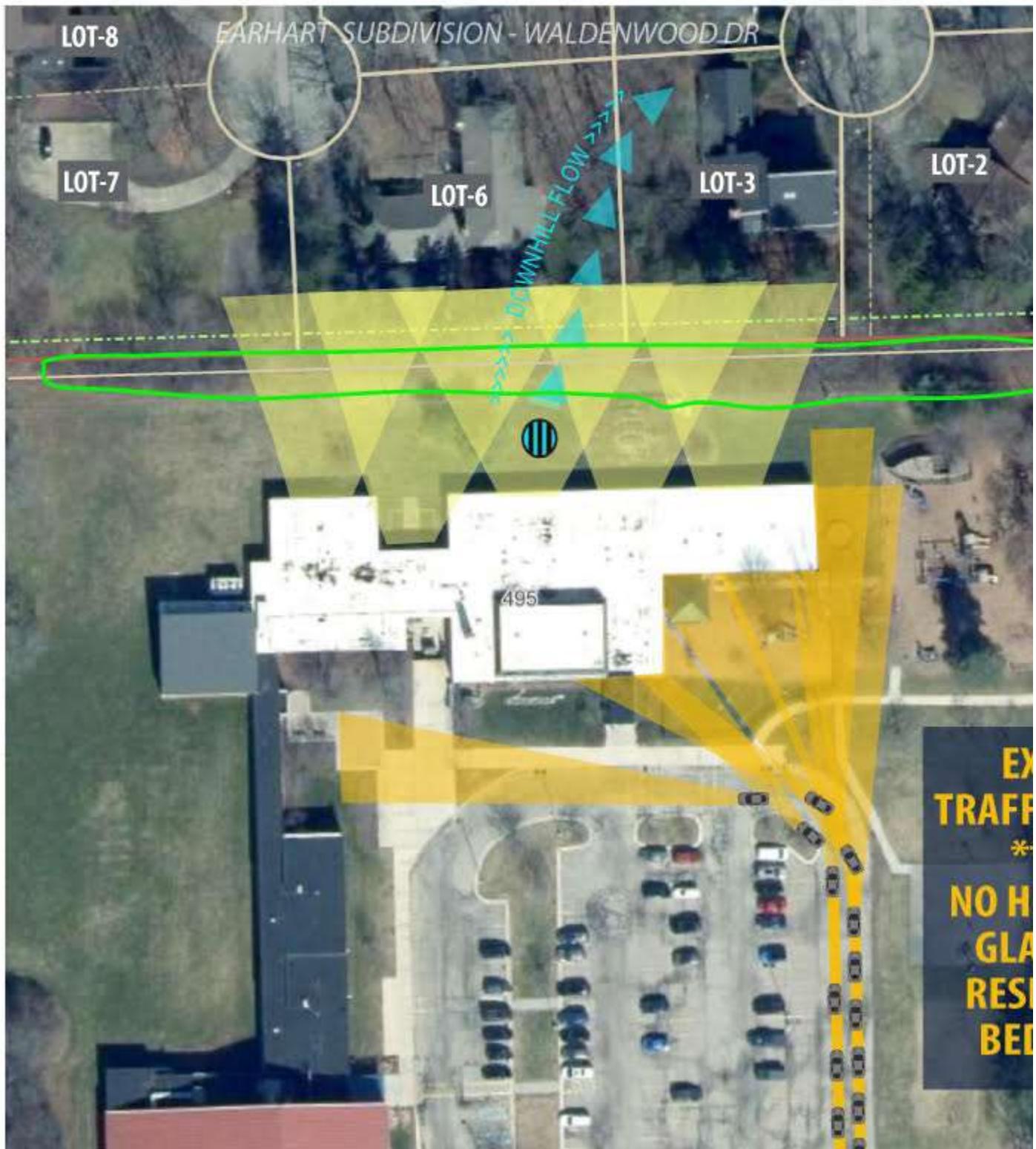


Exhibit B:
Proposed Parking Layout and Circulation - St P
(Introduces headlight projection to bedroom windows)

Proposed layout does not comply with:

UDC §5.29.6.B.3 (Parking stalls pointed toward bedrooms)
UDC §5.19.6.A.3 (Parking area must be arranged to prevent nuisance to occupants adjacent to parking areas)

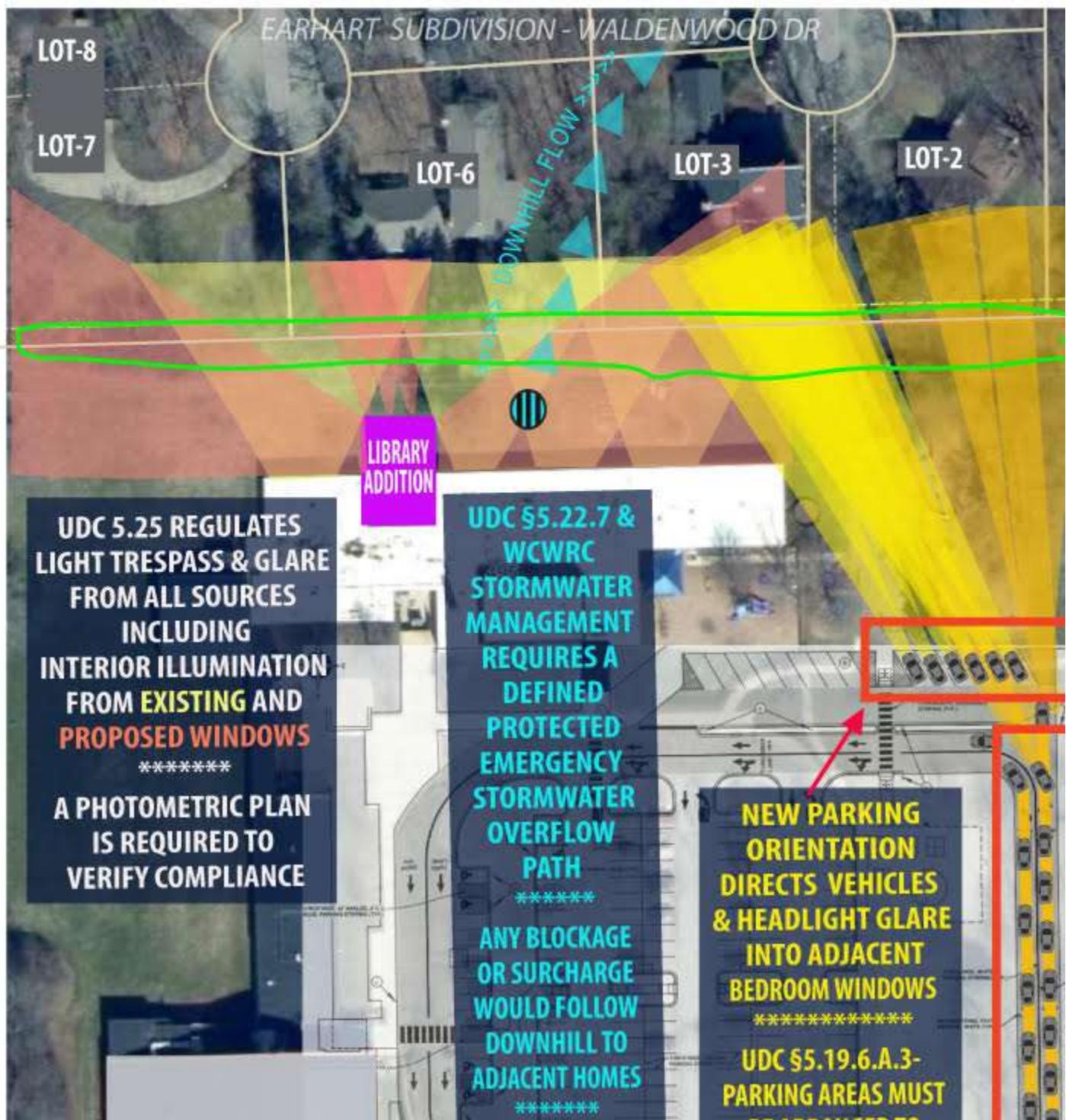


Exhibit C:
Conceptual Screening Alignment to Eliminate Head

Minimum 5' solid barrier or berm + wall etc measured above finished parking grade

Final barrier limits and length to be determined by the project engineer to fully intercept back from stalls and the northbound queue



January 18, 2026

Dear Planning Commission Members,

I am writing as an adjacent property owner to the St. Paul Lutheran School project at **495 Earhart Road** to ensure the Commission has a complete technical record prior to taking action on the site plan.

After reviewing the staff report and submitted materials, I note that several items affecting adjacent residential properties appear to have been treated as resolved without documentation demonstrating code compliance. My purpose in writing is not to oppose the project, but to ensure that verification of compliance is reflected in the record prior to approval.

1. New Headlight Intrusion Created by Revised Parking Geometry

The revised site plan reorients parking stalls and the northbound vehicle queue such that low-beam headlights are directed toward adjacent homes in the Earhart Subdivision, including bedroom windows. This condition does not exist today and is created solely by the proposed circulation and stall orientation.

While exterior lighting has been discussed, the record does not demonstrate how vehicle-generated glare toward residences has been evaluated or mitigated, as required by **UDC §§ 5.29.6.B.3 and 5.19.6.A.3**.

2. Interior Light Trespass — No Photometric Verification at the Property Line

UDC §5.25 limits illumination at residential property lines to **0.1 foot-candles**, regardless of source. The proposed library addition is located approximately **45 feet from the north property line** and includes substantial northeast- and northwest-facing glazing oriented such that interior light is directed toward adjacent residential properties and reaches the property line.

In practice, interior lights within the existing school facilities are routinely illuminated into the evening, typically remaining on until approximately **10:45 p.m.** To date, no photometric analysis has been provided demonstrating compliance with §5.25 at the north property line under these conditions. Reliance on manual light shut-off does not constitute verifiable compliance under the ordinance.

3. Emergency Stormwater Overflow Path Not Identified

The project adds impervious area and additional roof drainage routed north toward downhill residential properties. While collection infrastructure is shown, the plans do not identify a defined and protected emergency overflow path in the event of blockage or surcharge, as required by **UDC §5.22** and **WCWRC Rules (Sections IV–V)**.

4. Preservation of Existing Vegetative Screening

The site plan does not clearly indicate whether the existing vegetative screening along the north property line will be preserved. This long-standing vegetation provides effective buffering between the proposed development and adjacent residential properties, including mitigation of visual, headlight, and light spill impacts.

Clarification is requested as to whether any removal or disturbance of this vegetative buffer is proposed and how continued buffering is being ensured, consistent with the intent of **UDC §§ 5.19 and 5.29**.

Request

I respectfully request that this correspondence, along with previously submitted exhibits, be added to the project record, and that the Commission seek clarification as to how compliance with the above provisions has been verified. If appropriate, these matters could be addressed through additional documentation or conditions of approval.

Sincerely,

Terri Oif

Adjacent Property Owner
Lot 3, Earhart Subdivision
Parcel ID: 09-09-26-102-073