



April 20, 2016

Land Use Files: CSU-2016-002, NR-2016-002
Permit: 601-16-000472

NOTICE OF DECISION

This is official notice of action taken by the Milwaukie Planning Director on April 20, 2016.

Applicant: Portland Waldorf School, Kelly Hogan
Location: 2300 SE Harrison St
Tax Lot: 1S1E36BB01500
Application Types: CSU Minor Modification, NR Construction Management Plan:
165-sq-ft open-air freestanding roof structure in courtyard
Decision: Approved
Review Criteria: Milwaukie Zoning Ordinance:

- Subsection 19.904.5 Procedures for Reviewing a CSU
- Subsection 19.402.9 Construction Management Plans
- Section 19.1004 Type I Review

Appeal period closes: 5:00 p.m., May 5, 2016

Conditions of Approval

None.

Other requirements

None.

Findings in Support of Approval

The Findings for this application are included as Exhibit 1.

Case File

This notice is issued in accordance with Milwaukie Municipal Code (MMC) Section 19.1004 Type I Review. The complete case file for this application is available for review between 8:00 a.m. and 5:00 p.m. on regular business days at the Planning Department, Johnson Creek Facility, 6101 SE Johnson Creek Blvd. Please contact Brett Kelter, Associate Planner, at 503-786-7657 or kelverb@milwaukieoregon.gov, if you wish to view this case file.

Appeal

This decision may be appealed by 5:00 p.m. on May 5, 2016, which is 15 days from the date of this decision. An appeal of this decision would be heard by the Milwaukie Planning Commission following the procedures of MMC Section 19.1010 Appeals. This decision will

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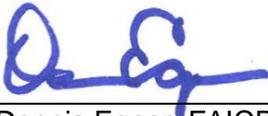
become final on the date above if no appeal is filed during the appeal period. Milwaukie Planning staff can provide information regarding forms, fees, and the appeal process at 503-786-7630 or planning@milwaukieoregon.gov.

Expiration

Per MMC Subsection 19.1001.7.E, this land use approval expires unless the applicant has: (1) obtained and paid for all necessary development permits and started construction within 2 years of land use approval, and (2) passed final inspection and/or obtained a certificate of occupancy within 4 years of land use approval. Extensions can be granted per MMC Section 19.908.

Exhibits

1. Findings in Support of Approval



Dennis Egner, FAICP
Planning Director

cc: Portland Waldorf School, Kelly Hogan (2300 SE Harrison St, Milwaukie, OR 97222)
Alma Flores, Community Development Director (*via e-mail*)
Chuck Eaton, Engineering Director (*via e-mail*)
Chrissy Dawson, Engineering Technician II (*via e-mail*)
Samantha Vandagriff, Building Official (*via e-mail*)
Bonnie Lanz, Permit Specialist (*via e-mail*)
Land Use Files: CSU-2016-002, NR-2016-002
Building Permit File: 601-16-000472
Address File: 2300 SE Harrison St