

LIST OF RECORD
File #ZA-13-02, Northwest Housing Alternatives/McAlister

The following documents are part of the official record for this application as of March 26, 2014.

1. Application
 - a. Preapplication conference report for meeting on July 25, 2013 (sent August 8, 2013)
 - b. Submittal forms: land use application form(s), proof of ownership, fee receipt (received December 23, 2013)
 - c. Submittal forms: property owner authorization, Submittal Requirements form (received January 22, 2014)
 - d. Narrative addressing code standards and criteria (received December 23, 2013)
 - e. Plans and drawings
 - (1) Conceptual Site plan (received December 23, 2013)
 - f. Technical reports (received December 23, 2013) (Trip Generation Memo prepared by Kittelson & Associates, Inc.)
2. Notification information
 - a. Notice to Metro for public hearing on March 11, 2014 (sent January 27, 2014; revised notice sent January 28, 2014.)
 - b. Notice to the Department of Land Conservation and Development for public hearing on March 11, 2014 (sent January 29, 2014.)
 - c. Application referral and mailing list. Sent to: Community Development, Engineering, Building, Planning, City Attorney, City Manager, Clackamas County Fire District #1, and Chair and Land Use Committee for Historic Milwaukie and Lake Road Neighborhood District Association(s). (Sent January 29, 2014.)
 - d. Sign notice for Planning Commission public hearing on March 11, 2014 (posted at the site on January 21, 2014)
 - e. Sign posting affidavit (dated January 21, 2014)
 - f. Mailed notice for Planning Commission public hearing on March 11, 2014 (sent to properties within 400' radius of site on February 19, 2014)
 - g. Certification of legal notice mailing, with attached mailing list (dated February 19, 2014)
 - h. Notice map
 - i. Measure 56 notice (sent to applicants on February 19, 2014)
 - j. Certification of Measure 56 notice mailing, with attached mailing list (dated February 19, 2014)
 - k. Notice of decision for Planning Commission public hearing on March 25, 2014 (mailed to interested persons list on March 26, 2014)
 - l. Interested persons list for ZA-13-02 notice of decision

3. Materials from City Planning staff
 - a. Letter deeming application complete (sent January 22, 2014)
4. Agency and staff responses
 - a. Brad Albert, Civil Engineer. Per the City's traffic engineer, DKS Associates, a Traffic Impact Study is not required. The future application for the redevelopment of the site will need a traffic impact study. (Received February 6, 2014.)
 - b. Miranda Bateschell, Metro. No comment. (Received February 12, 2014.)
 - c. Jennifer Donnelly, DLCD. No comment. (Received February 12, 2014, via voicemail.)
5. Public comments received
 - a. Paul Hawkins, Chair, Lake Road NDA. Lake Road NDA supports the application. (Received February 6, 2014.)
 - b. Jean Baker, Chair, Historic Milwaukie NDA. Historic Milwaukie NDA and Land Use Committee oppose the application. (Received February 11, 2014.)
 - c. Ray Bryan, 11416 SE 27th Ave, Milwaukie. Questions and concerns about the application. (Received February 12, 2014.)
 - d. Debby Patten, 11880 SE 34th Ave, Milwaukie. Supports Historic Milwaukie NDA's opinion on the application. (Received February 14, 2014.)
 - e. Connie Kilby, 2451 SE Lake Rd, Milwaukie. Opposes the application. (Received March 9, 2014)
 - f. 13 members of The Session of the Milwaukie Presbytery Church, 2416 SE Lake Rd, Milwaukie. Supports the application. (Received March 10, 2014).
 - g. Lou Ann Lee (Brionna McMahan, 2449 SE Lake Rd, Milwaukie. Supports the application. (Received March 10, 2014).
 - h. David L. Robinson, Robinson Law Firm LLC, 10600 SE McLoughlin Blvd, Ste 205, Milwaukie. Supports the application. (Received March 11, 2014).
 - i. Bethany Robinson, MSW, 3236 SE Harvey St, #14, Milwaukie. Supports the application. (Received March 11, 2014).
 - j. Jean Baker, Chair, Historic Milwaukie NDA. Additional comments opposing the application. (Received March 11, 2014).
 - k. Leona M. Yorkston, 2455 SE Lake Rd, Milwaukie. Opposes the application. (Received March 11, 2014).
 - l. Jean Baker, Chair, Historic Milwaukie NDA. Additional comments opposing the application. (Received March 14, 2014).
 - m. Connie Kilby, 2451 SE Lake Rd, Milwaukie. Additional comments opposing the application. (Received March 15, 2014).
 - n. Jean Baker, Chair, Historic Milwaukie NDA. Additional comments challenging the City Attorney's determination of review type. (Received March 17, 2014).
 - o. Jean Baker, Chair, Historic Milwaukie NDA. Additional comments opposing the application. (Received March 17, 2014).

- p. Connie Kilby, 2451 SE Lake Rd, Milwaukie. Additional comments and photos opposing the application. (Received March 17, 2014).
 - q. Mike Park, 2460 SE Willard St, Milwaukie. Opposes the application. (Received March 18, 2014).
 - r. Ray Bryan, 11416 SE 27th Ave, Milwaukie. Additional comments opposing the application. (Received March 18, 2014).
 - s. Connie Kilby, 2415 SE Lake Rd, Milwaukie. Additional comments and photos opposing the application. (Received March 18, 2014).
 - t. Residents of Town Lake Estates, 2400 Block of Lake Rd (Bill Gentle, Bonnie Matteson, Leona M. Yorkston, Irene Kaslin, Ann Calame, Janice Hillyer, Philip G. James, Mary Lepisto, Shirley Blaclock, Connie Kilby). Oppose the application. (Received March 18, 2014).
6. Staff Report(s)
- a. Report for Planning Commission public hearing on March 11, 2014 (dated March 4, 2014)
 - (1) Recommended Findings in Support of Approval
 - (2) Application items #1.a-f
 - (3) Agency and staff response items #4.a
 - (4) Public comment items #5.a-d
 - (5) City Attorney determination of appropriate review type (e-mail dated February 18, 2014)
 - a. Report for Planning Commission public hearing on March 25, 2014 (dated March 18, 2014)
 - (1) Recommended Findings in Support of Approval
 - (2) Additional information submitted by the applicant
 - (a) Memo dated March 14, 2014, regarding the appropriate zoning designation for the site
 - (b) Memo dated March 17, 2014, regarding crime statistics submitted by the Historic Milwaukie NDA at the March 11, 2014, public hearing
 - (3) Memo from staff dated March 17, 2014, addressing residential densities
 - (4) Additional materials
 - (a) Memo from Captain David Rash to Chief Steve Bartol regarding police activities at the NHA site, dated March 13, 2014
 - (b) E-mail from Chief Bartol to Planning Director Dennis Egner, dated March 13, 2014
 - (c) CrimeMapper Crime Report for 2416 SE Willard, updated February 24, 2014
 - (5) Public comment items #5.e-r
 - b. Supplementary Report for Planning Commission public hearing on March 25, 2014 (dated March 20, 2014)

- (1) Additional information submitted by the applicant
 - (a) E-mail dated March 18, 2014
 - (2) Additional materials
 - (a) Memo from DKS Associates clarifying the evaluation of the impact of the requested zone change on the transportation system dated March 19, 2014
 - (3) Public comment items #5.s-t
7. Materials Received at Hearing
- a. Planning Commission public hearing on March 11, 2014
 - (1) PowerPoint presentation (staff)
 - (2) PowerPoint presentation (applicant)
 - (3) Sign-in sheet and yellow speaker cards (Garrison, Trimble, Park, Kilby, Lepisto, Weber, Baker, Denoro, Porter, Sage, Hubbard, Zumwalt, Bryan, Shepard)
 - (4) Public comment item #5.e-k
 - (5) Exhibits
 - (a) Ex 1 Excerpts from the Town Center Master Plan, Subarea 5 (submitted by applicant, dated December 2, 1997)
 - (b) Ex. 2 Chartwells - North Clackamas School District 12 Student Eligibility Report (eligibility for free or reduced lunch), showing that the neighborhood schools had a lower eligibility for free or reduced lunch than other Milwaukie schools (submitted by applicant, dated March 3, 2014)
 - (c) Ex. 3 CrimeMapper crime statistics for 2316 SE Willard St (submitted by applicant, dated January 31, 2014)
 - (d) Ex. 4 "NW Alternative 2013 Stats", an overview of police calls to the property (prepared by the Milwaukie Police Department and submitted by the Historic Milwaukie NDA)
 - b. Planning Commission public hearing on March 25, 2014
 - (1) PowerPoint presentation (staff)
 - (2) Sign-in sheet (no public testimony, no yellow speaker cards) (Baker, Anderson, Park, Kilby)
8. Minutes
- a. Draft Meeting Minutes from Planning Commission public hearing on March 11, 2014
 - b. Draft Meeting Minutes from Planning Commission public hearing on March 25, 2014