



# CITY OF MILWAUKIE

## NOTICE OF PUBLIC HEARING

Date mailed: April 8, 2020

*Traducciones de este documento e información sobre este proyecto están disponibles en español. Para solicitar información o preguntar en español, favor de email [espanol@milwaukieoregon.gov](mailto:espanol@milwaukieoregon.gov).*

You are receiving this notice because development has been proposed in your neighborhood. The proposal requires a public hearing by the Milwaukie Planning Commission and notice to the property owner; applicant; and all property owners, residents, and neighborhood district association(s) within 300 feet of the subject property. The proposal and information on how to respond to this notice are described below.

**The Milwaukie Planning Commission will hold a public hearing on the proposal at a meeting beginning at 6:30 p.m. on Tuesday, April 28, 2020. Due to the ongoing COVID-19 pandemic, this meeting will be conducted online only.** If you wish to testify and/or be recognized as a participant in the online hearing, you must register by sending an email to [planning@milwaukieoregon.gov](mailto:planning@milwaukieoregon.gov). The meeting can also be viewed on the city's YouTube channel or Comcast Cable channel 30 within the city limits.

<b>File Number(s):</b>	CSU-2020-001
<b>Location:</b>	8950 SE 36 <sup>th</sup> Ave (Ardenwald Elementary School) Tax Lot ID 1S1E25AD 03700 <i>A map of the site is located on the last page of this notice.</i>
<b>Proposal:</b>	Reconfigure the existing loading areas so parent pick-ups and drop-offs use the northern driveway on Roswell Street and buses use the southern driveway on Wake Street. Originally, a limited number of buses were approved to use the northern lot and the southern lot was for automobiles only. Changes to the approved configuration require a new land use review.
<b>Applicant/Primary Contact Person:</b>	Andrew Tull, c/o 3J Consulting, Inc. (applicant's representative) 9600 SW Nimbus Ave, Suite 100, Beaverton, OR 97008 Tel. 503-545-1907; Email <a href="mailto:andrew.tull@3j-consulting.com">andrew.tull@3j-consulting.com</a>
<b>Owner(s):</b>	North Clackamas School District (Attn: Rick Fuller) 12400 SE Freeman Way, Milwaukie, OR 97222
<b>Staff contact:</b>	Brett Kelter, Associate Planner City of Milwaukie Planning Department 6101 SE Johnson Creek Blvd, Milwaukie, OR 97206 Tel. 503-786-7657; Email <a href="mailto:keltverb@milwaukieoregon.gov">keltverb@milwaukieoregon.gov</a>
<b>Neighborhood District Association(s):</b>	Ardenwald-Johnson Creek NDA, contact NDA Chair Matt Rinker, 971-712-8139

<p><b>Applicable Criteria:</b>                  from Milwaukie                  Municipal Code                  (MMC)</p>	<ul style="list-style-type: none"> <li>• MMC Title 12 Streets, Sidewalks, &amp; Public Places</li> <li>• MMC Section 19.301 Low Density Residential zones (incl. R-7)</li> <li>• MMC Chapter 19.600 Off-Street Parking and Loading</li> <li>• MMC Chapter 19.700 Public Facility Improvements</li> <li>• MMC Section 19.904 Community Service Uses</li> <li>• MMC Section 19.1006 Type III Review</li> </ul> <p>Copies of these criteria are available upon request and can also be found at <a href="http://www.qcode.us/codes/milwaukie/">www.qcode.us/codes/milwaukie/</a>.</p>
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**To learn more about a proposal:** Call the staff contact assigned to the proposal or visit the project webpage at <https://www.milwaukieoregon.gov/planning/csu-2020-001>. The staff report on the proposal will also be available for public viewing on **Wednesday, April 22, 2020**, on the city website at <http://www.milwaukieoregon.gov/meetings>.

**Copies** of information in the file can be obtained for a reasonable fee. Copies of applicable city ordinances and the Comprehensive Plan are also available for review.

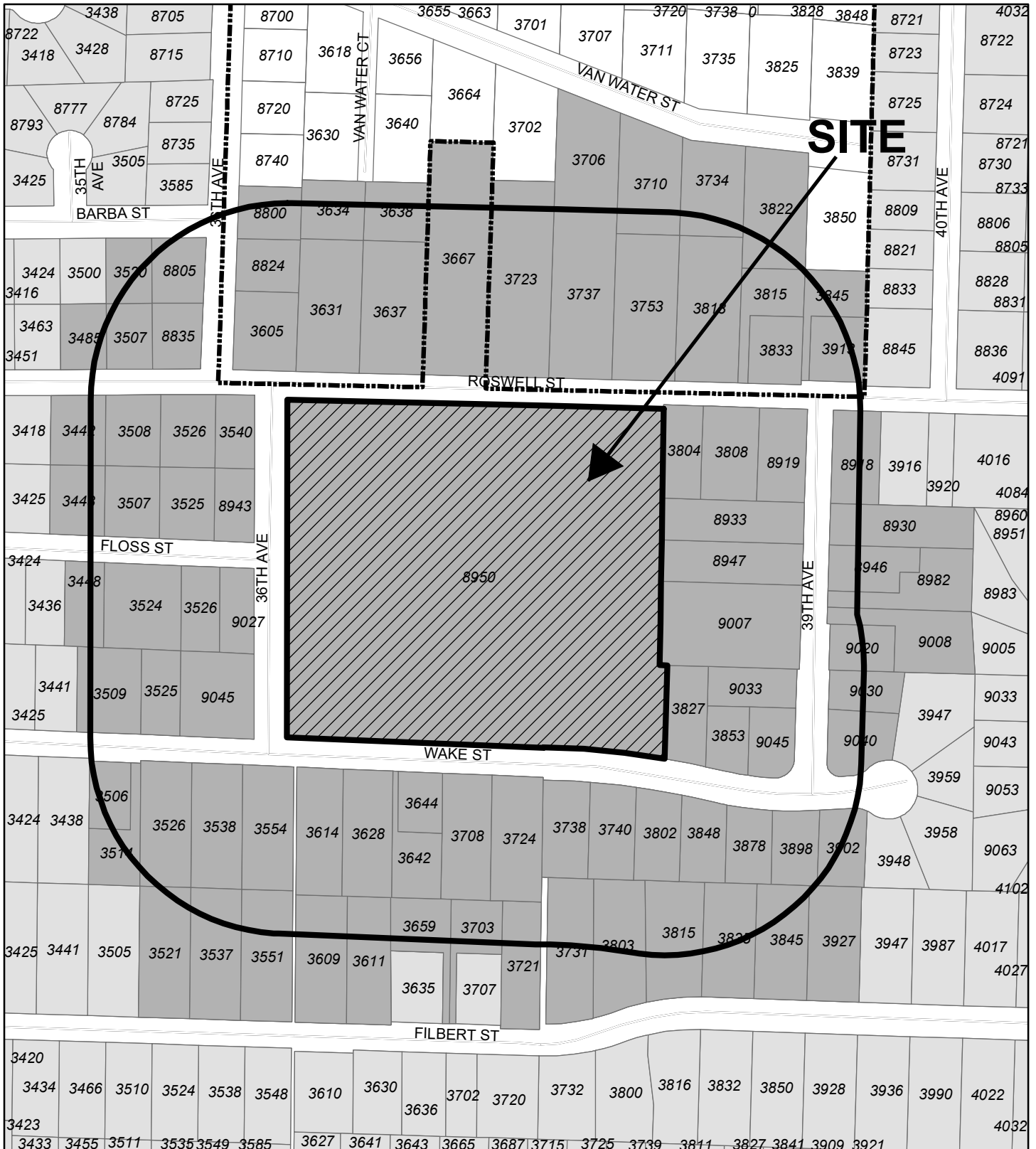
**To comment on a proposal:** You are invited to participate directly in the hearing, which will be conducted online only. You may send written comments to the staff contact listed above, either in advance or during the hearing itself. To participate in the online hearing, you must register by sending an email to [planning@milwaukieoregon.gov](mailto:planning@milwaukieoregon.gov). If you want to present verbal testimony—either pro, con, or to raise questions—you will be invited to speak following the applicant’s testimony. Testimony and comments for this hearing must be directed towards the criteria identified and will all become part of the permanent record. Anyone who submits a written comment or testifies during the hearing will be sent a copy of the decision or recommendation.

The **Neighborhood District Association** listed above may take a position on the proposal and may have scheduled an open meeting prior to providing comment to the Planning Commission. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

**To appeal a decision:** Any decision may be appealed to City Council by a person with standing. In order to establish standing, you must either submit written comments to the staff contact before the hearing date or participate in the hearing. To participate in the hearing, whether to present testimony (oral or written) or to simply “sign in” for purposes of establishing standing, you must register by sending an email to [planning@milwaukieoregon.gov](mailto:planning@milwaukieoregon.gov). Any issue that is intended to provide a basis for appeal must be raised in writing on or before the hearing date with sufficient specificity to afford the responsible parties an opportunity to respond. Failure to raise an issue with sufficient specificity and accompanied by statements or evidence sufficient to afford the responsible parties an opportunity to respond to the issue will preclude any appeal on that issue to the Land Use Board of Appeals (LUBA).

*The City of Milwaukie is committed to providing equal access to information and public meetings per the Americans with Disabilities Act (ADA). If you need special accommodations, please call 503-786-7600 at least 48 hours prior to the meeting.*

**NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER:**  
 THE MILWAUKIE MUNICIPAL CODE REQUIRES THAT IF YOU RECEIVE THIS NOTICE IT SHALL BE PROMPTLY FORWARDED TO THE PURCHASER.



**Site Map**  
**8950 SE 36th Ave (Ardenwald Elementary School)**  
**Tax ID = 1S1E25AD 03700**  
**File #CSU-2020-001**

**Legend**

- CSU-2020-001 site
- 300-ft notice boundary
- City Limit
- Properties receiving notice
- Other Milwaukie tax lots
- Other non-Milwaukie tax lots

