



# CITY OF MILWAUKIE

## NOTICE OF PUBLIC HEARING

Date mailed: July 22, 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.

**Video Meeting:** due to the governor’s “Stay Home, Stay Healthy” order, the Planning Commission will hold this meeting both through Zoom video meetings and in person. The public is invited to watch live on the city’s YouTube channel, Comcast Cable channel 30 in city limits, or by joining the Zoom webinar (visit <https://www.milwaukieoregon.gov/bc-pc/planning-commission-56> for details).

**Public Comments:** written comments may be submitted by email to [planning@milwaukieoregon.gov](mailto:planning@milwaukieoregon.gov). The Planning Commission will take verbal comments. To speak during the meeting, see the Zoom webinar login information and in-person pre-registration instructions online (see meeting page link above). **Pre-registration for in-person attendance is required by 3 p.m. on Monday, August 10 for meeting planning as well as potential contact tracing.**

<b>File Number(s):</b>	CSU-2020-005; P-2020-001
<b>Location:</b>	11250 SE 27 <sup>th</sup> Ave 11E36BD05500 <i>A map of the site is located on the last page of this notice.</i>
<b>Proposal:</b>	The proposal seeks to expand the existing parking lot at Milwaukie El Puente Elementary School, providing 18 additional parking spaces to bring the total to 59 stalls. The application has been deemed a Major Modification to a Community Service Use and requires a parking modification to exceed the maximum number of parking spaces for the school.
<b>Applicant/Primary Contact Person:</b>	Leif Palmer, NCSD 12400 SE Freeman Way, Milwaukie, OR 97222 503-353-6036 / <a href="mailto:palmerle@nclack.k12.or.us">palmerle@nclack.k12.or.us</a>

<b>Staff contact:</b>	Vera Kolas, Senior Planner City of Milwaukie Planning Department 6101 SE Johnson Creek Blvd Milwaukie, OR 97206 503-786-7653 koliasv@milwaukieoregon.gov
<b>Neighborhood District Association(s):</b>	Lake Road NDA, contact Vince Alvarez, <a href="mailto:heavytech77@gmail.com">heavytech77@gmail.com</a> Historic Milwaukie NDA, contact Ray Bryan, 503-794-9354
<b>Applicable Criteria:</b>	<ul style="list-style-type: none"> <li>• MMC 19.301 – Low Density Residential Zones</li> <li>• MMC 19.504 – Site Design Standards</li> <li>• MMC 19.600 – Off-Street Parking – including 19.605.2 – Quantity Modification</li> <li>• MMC 19.904 – Community Service Uses</li> <li>• MMC 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>

**To learn more about a proposal:** Call the staff contact assigned to the proposal or visit the project webpage at [www.milwaukieoregon.gov/planning/csu-2020-005](http://www.milwaukieoregon.gov/planning/csu-2020-005). The staff report on the proposal will also be available for public viewing on **Wednesday, August 5, 2020**, at the City website, <http://www.milwaukieoregon.gov/meetings>.

**Copies** of information in the file can be obtained for a reasonable fee. The applicable City ordinances and the Comprehensive Plan are also available for review. Please communicate with the staff contact listed above for more information.

**To comment on a proposal:** You are invited to participate directly in the hearing. Please see the instructions at the top of this notice. You may send written comments to the staff contact listed above, either in advance or during the hearing itself. To participate in the 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 on the first page of this notice, 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 do at least one of the following: submit written comments to the staff contact before the hearing date; attend the hearing and sign in; or attend the hearing, sign in, and make a verbal comment. Any issue that is intended to provide a basis for appeal must be raised in

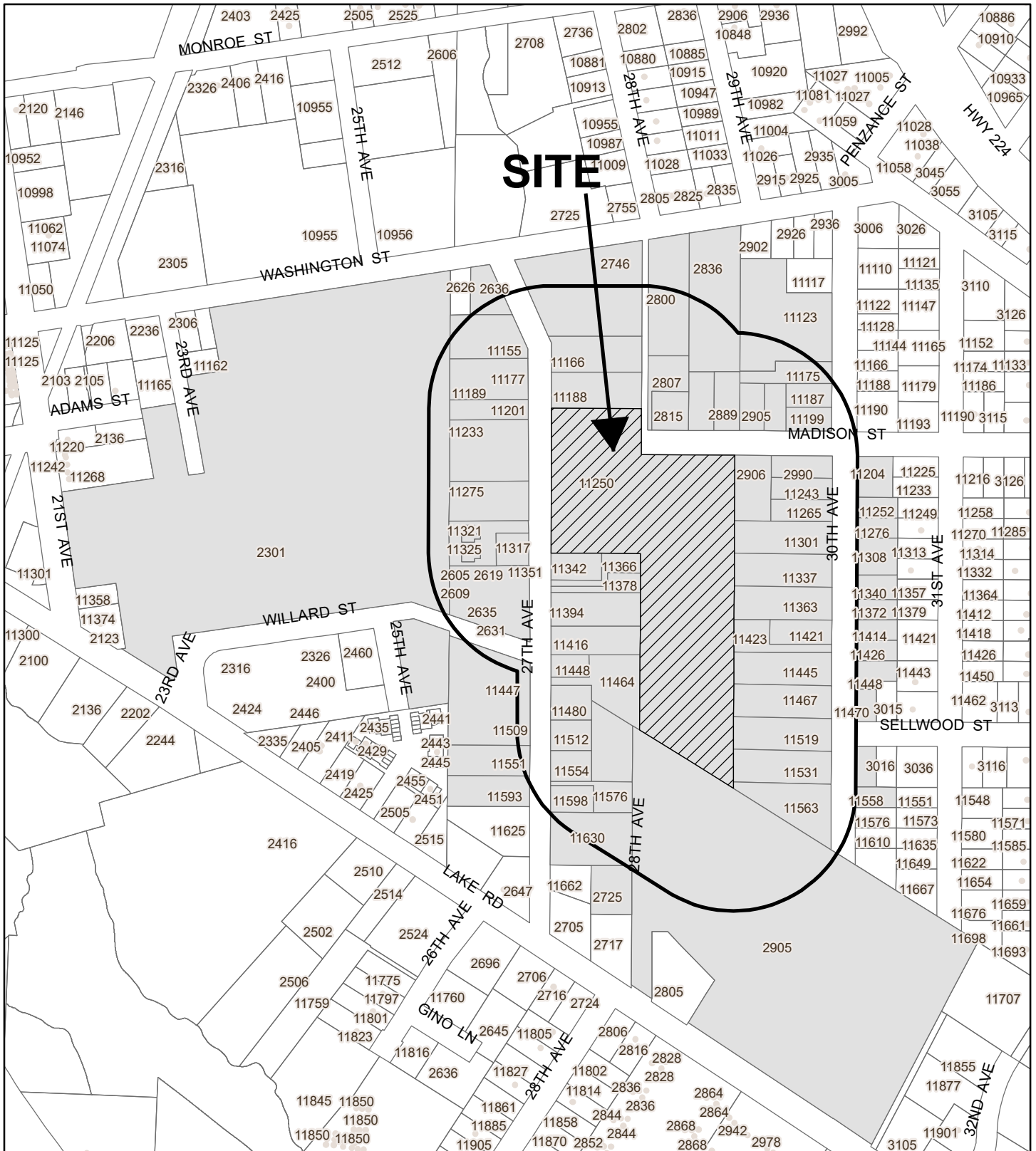
Notice of Public Hearing—File #CSU-2020-005  
Leif Palmer, 11250 SE 27<sup>th</sup> Ave  
Planning Commission hearing date: August 11, 2020

writing on or before the hearing date with sufficient specificity to afford the responsible parties an opportunity to respond to the issue. 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**  
**11250 SE 27th Ave**  
**(11E36BD05500)**  
**File# CSU-2020-005**



**Legend**

-  CSU-2020-005 property
-  300-ft buffer
-  Properties receiving notice
-  Tax Lots