



# CITY OF MILWAUKIE

June 29, 2022

Land Use File(s): CSU-2022-004; HR-2022-001

## NOTICE OF DECISION

This is official notice of action taken by the Milwaukie Planning Commission on June 28, 2022.

*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).*

<b>Applicant(s):</b>	Chris Slovick, Ramsay Signs
<b>Location(s):</b>	2300 SE Harrison St
<b>Tax Lot(s):</b>	11E36BB01500
<b>Application Type(s):</b>	Community Service Use Sign; Historic Resource Review
<b>Decision:</b>	Approved
<b>Review Criteria:</b>	Milwaukie Zoning Ordinance: <ul style="list-style-type: none"><li>• MMC Section 14.08.090 Conditional and Community Service Use Signs</li><li>• MMC Section 19.403 Historic Preservation Overlay Zone</li><li>• MMC Section 19.1006 Type III Review</li></ul>
<b>Neighborhood(s):</b>	Historic Milwaukie

**Appeal period closes: 5:00 p.m., July 14, 2022**

This notice is issued in accordance with Milwaukie Municipal Code (MMC) Section 19.1006 Type III Review. The complete case file for this application is available for review by appointment 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 Vera Koliass, Senior Planner, at 503-786-7653 or [koliassv@milwaukieoregon.gov](mailto:koliassv@milwaukieoregon.gov), if you wish to view this case file.

**This decision may be appealed by 5:00 p.m. on July 14, 2022, which is 15 days from the date of this decision.**<sup>1</sup> (Note: Please arrive by 4:45 p.m. for appeal payment processing.) Only persons who submitted comments or made an appearance of record at the public hearing have standing to appeal the decision by filing a written appeal. An appeal of this decision would be heard by the Milwaukie City Council following the procedures of MMC Section 19.1010 Appeals. This decision will 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](mailto:planning@milwaukieoregon.gov).

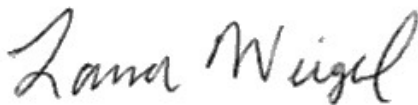
Per MMC Subsection 19.1001.7.E, this land use approval expires unless the applicant has: (1) obtained and paid for all necessary development permits and started construction within 2 years of land use approval, and (2) passed final inspection and/or obtained a certificate of occupancy within 4 years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

### **Findings in Support of Approval**

The Findings for this application are included as Exhibit 1.

### **Conditions of Approval**

None.



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Laura Weigel, AICP  
Planning Manager

### **Exhibits**

1. Findings in Support of Approval

cc: Chris Slovick, Ramsay Signs (via email)  
Keisha Ochoa, Ramsay Signs (via email)  
Planning Commission (via email)  
Joseph Briglio, Community Development Director (via email)  
Steve Adams, City Engineer (via email)  
Engineering Development Review (via email)  
Samantha Vandagriff, Building Official (via email)  
Stephanie Marcinkiewicz, Inspector/Plans Examiner (via email)  
Harmony Drake, Permit Technician (via email)

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<sup>1</sup> As per MMC Section 19.1010, if the 15<sup>th</sup> day falls on a weekend or legal holiday, the end of the appeal period shall be extended to the end of the next business day.

Shawn Olson, CFD#1 (via email)

NDA(s): Historic Milwaukie (via email)

Interested Persons

Land Use File(s): CSU-2022-004; HR-2022-001

**ATTACHMENT 1**  
**Findings in Support of Approval**  
**File #CSU-2022-004; HR-2022-001**  
**Wall Sign at Portland Waldorf School**

Sections of the Milwaukie Municipal Code (MMC) not addressed in these findings are found to be inapplicable to the decision on this application.

1. The applicant, Chris Slovick of Ramsay Signs, on behalf of the Portland Waldorf School, has applied for approval to install a new wall sign above the main school entrance at 2300 SE Harrison St. The subject property is zoned Residential-Business Office Zone R-1-B. The school is an approved community service use (CSU) and is a designated significant historic resource in the city's historic resource inventory. The land use application file numbers are CSU-2022-004 and HR-2022-001.
2. The applicant proposes to install a new non-illuminated wall sign above the school's main entrance. The new sign would be 34.67 sq ft in area.
3. Signage in residential zones is limited, though the sign code allows signs associated with conditional and community service uses subject to Type I or Type III review depending on the size. Alteration of an historic resource, including signage, is subject to review. The proposal is subject to the following provisions of the Milwaukie Municipal Code (MMC):
  - MMC Section 14.08.090 Conditional and Community Service Use Signs
  - MMC Section 19.403 Historic Preservation Overlay Zone
  - MMC Section 19.1006 Type III Review

The application has been processed and public notice provided in accordance with MMC Section 19.1006 Type III Review. A public hearing was held by the Planning Commission on June 28, 2022, as required by law.

4. MMC Section 14.08.090 Conditional and Community Service Use Signs

MMC 14.08.090 establishes that signs for conditional uses and community service uses (CSUs) are limited in general to those allowed in the underlying zone but may be increased as per MMC Table 14.08.090.B (with Type I review) or MMC Table 14.08.090.C (with Type III review). With Type III review, a CSU wall sign may be approved with a maximum area of 40 sq ft per display surface.

In reviewing an application for a sign to meet the standards of MMC Table 14.08.090.C, the Planning Commission will consider the proximity of the sign to residences, the functional classification of adjacent streets, and the scale of surrounding development.

*The subject property is a private school that was established in 2002 on the site of a former public junior high school and is a CSU.*

*The proposed sign is a new non-illuminated wall sign above the school's main entrance measuring 34.67 sq ft.*

*The Planning Commission finds that the proposed signage is consistent with that allowed for conditional use and CSU signs through Type III review, as per MMC Subsection 14.08.090.C.*

5. MMC 19.403 Historic Preservation Overlay

MMC 19.403 provides standards and procedures for review of applications related to identified historic resources.

*The subject property is identified on the City historic and cultural resources inventory as a Significant resource; therefore the regulations in MMC 19.403 apply.*

a. MMC 19.403.5 Alteration and Development

- (1) MMC 19.403.5.A requires review for any exterior alteration of a landmark deemed "Significant" in the City historic inventory.

*The subject property is designated a "Significant" historic resource and the proposed improvements are for minor exterior alterations. The proposed improvements are subject to review under the provisions of MMC 19.403.*

- (2) MMC 19.403.5.B requires that an application for exterior alteration of a landmark be submitted to the Planning Manager, in such form and detail as prescribed by the Manager. Applications that do not meet the requirements for projects subject to administrative approval as per MMC 19.403.5.C shall follow the Type III review process outlined in MMC 19.1006.

*An application with sufficient detail has been submitted for Type III review. This standard is met.*

- (3) MMC 19.403.5.D provides for approval of alteration requests that do not qualify for administrative approval.

*The proposed improvement is a new wall sign above the main entrance. Because the sign does not meet the standards for administrative approval, the application has been combined under a Type III review, per MMC 19.1006.*

- (4) MMC 19.403.5.E establishes approval criteria for alterations to landmarks.

*The proposed improvements have been evaluated against the relevant approval criteria as follows:*

(a) Retention of Original Construction

Distinguishing original qualities defining a resource's character shall not be destroyed. Removal or alteration of historic materials or distinctive architectural features should be avoided when possible.

*The historic characteristic of the building will be retained and preserved. No removal of any historic materials or features will take place.*

*The proposed improvement will not alter any remaining historic features or qualities of the landmark. This criterion is met.*

(b) Building Height

*No changes to existing building height are proposed. This criterion is not applicable.*

(c) Horizontal Additions

*No additions are proposed. This criterion is not applicable.*

(d) Windows

*No changes to existing windows are proposed. This criterion is not applicable.*

(e) Restoration Possible

Except where building code precludes it, new additions or alteration to buildings shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original building could be restored.

*The sign will be installed by puncturing the existing brick wall; brick repair will be minimal if ever needed to be replaced and limiting the repairs to the mortar lines of the brick.*

*This criterion is met.*

(f) Signs and Lighting

Signs, lighting, and other appurtenances (such as walls, fences, awnings, and landscaping) shall be visually compatible with the original character of the building.

*The sign will be non-illuminated keeping it visually compatible with the original character of the building.*

*This criterion is met.*

(g) Time Period Consistency

Buildings shall be recognized as products of their own time. Alterations that have no historical basis or which seek to create an earlier appearance shall be avoided.

*The new sign installation, which will be aluminum letters painted alabaster, will be limited to penetrations for fasteners only. Wall penetrations will be contained and limited to mortar lines to not destroy any historical materials or accents of the building keeping the building recognizable for its own time period.*

*This criterion is met.*

(h) Visual Integrity/Style

Distinctive stylistic features, such as a line of columns, piers, spandrels, or other primary structural elements, or examples of skilled craftsmanship which characterize a building, shall be maintained or restored as far as is practicable.

*No alterations or changes will be made to the distinctive stylistic features of the building proposed improvements will not diminish any of the distinctive stylistic features that remain on the building.*

*This criterion is met.*

(i) Replacement or Additional Materials

Whenever possible, deteriorated architectural features shall be repaired rather than replaced. In the event replacement of an existing feature is necessary, or an addition is proposed, new materials should match those of the original building, to the extent possible, in composition, design, color texture, and other visual qualities.

*Sign installation penetrations will be contained and limited to the brick mortar lines. If or when the sign will need to be updated, cleaned, or repaired any damage to the mortar lines will be repaired to original building visual qualities.*

*This criterion is met.*

(j) Buffering

*No new use is proposed. This criterion is not applicable.*

*The proposed improvements meet the applicable standards of MMC 19.403.*

6. The application was referred to the following departments and agencies on May 11, 2022:
- Milwaukie Engineering Department
  - Milwaukie Building Department
  - Historic Milwaukie Neighborhood District Association (NDA) Chairperson and Land Use Committee (LUC)

No comments were received.