



**PLANNING DEPARTMENT**  
 6101 SE Johnson Creek Blvd  
 Milwaukie OR 97206

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# Application Referral

<b>DATE SENT:</b> March 8, 2018	<b>PLANNING COMMISSION HEARING TENTATIVE DATE:</b> April 24, 2018
<b>COMMENTS DUE:</b> March 22, 2018	<b>Review type:</b> Type III
<b>Site location(s):</b> 2905 SE Lake Rd (fields) & 11250 SE 27 <sup>th</sup> Ave (Milwaukie Elementary)	<b>File #(s):</b> CSU-2018-001, VR-2018-003, P-2018-001
<b>Applicant:</b> North Clackamas School District	<b>Application type(s):</b> Major modification to Community Service Use, Variance Request, Parking Determination
<b>Applicant phone:</b> Andrew Tull, applicant's representative -- (503) 545-1907	
<b>Application webpage:</b> <a href="https://www.milwaukieoregon.gov/planning/csu-2018-001">https://www.milwaukieoregon.gov/planning/csu-2018-001</a>	

## TO:

- CD Director (cover sheet)
- Engineering Dept. Alex Roller, Engineering Tech. II
- Building Official (elec.)     Police Chief (cover sheet)
- Planning Director             City Attorney
- City Manager                     PW Director
- CFD#1: Mike Boumann and Matt Amos
- NDA Chair & LUC: Lake Road, Historic Milwaukie
- NDA Program Manager (cover sheet)
- Other: COM Erosion Control Specialist (elec. copy)
- Clackamas County: Kenneth Kent (electronic copy)
- Metro: Paulette Copperstone (electronic copy)

## FROM:

- Brett Kelper, Associate Planner, 503-786-7657  
 kelperb@milwaukieoregon.gov  
 Planning Department  
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- Other: Keith Liden, consulting planner
  - TriMet: Transit Development Group (electronic copy)
  - Other:

## PROPOSAL:

**ZONE: R-7**

Renovate and upgrade the existing field complex—install all-weather turf on existing fields; install field lights; reorient varsity baseball field; construct new grandstands w/ pressboxes, new concessions/restrooms, new dugouts & backstops, and new scoreboards; improve existing parking facilities, including 16 new parking spaces, new turnaround area, landscaping, and restriping. In addition, improve the JV softball field on the adjacent Milwaukie Elementary School site, with a reconditioned natural turf field, new dugouts & bleachers, new backstop, improved & realigned lighted pedestrian path. Proposal includes a variance request for light poles that exceed the 50-ft maximum allowed height and a parking determination to establish the minimum number of required spaces for the field use.

**Please comment on the following applicable code sections (if no comment, please respond in kind to [kelperb@milwaukieoregon.gov](mailto:kelperb@milwaukieoregon.gov)):**

- Milwaukie Municipal Code (MMC) Section 19.904 Community Service Uses
- MMC Chapter 19.300 Low Density Residential Zones (incl. R-7)
- MMC Chapter 19.500 Supplementary Development Regulations
- MMC Chapter 19.600 Off-Street Parking and Loading
- MMC Chapter 19.700 Public Facility Improvements
- MMC Section 19.911 Variances
- MMC Section 19.1006 Type III Review