



CITY OF MILWAUKIE

NOTICE OF PROPOSED DETERMINATION OF COMPLIANCE

Lake Road Sports Fields (Milwaukie High School)

Date mailed: March 1, 2023

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.

You are receiving this notice as follow-up on conditions of a past land use approval. The Planning Manager is providing notice of a proposed determination of compliance to all property owners, residents, and neighborhood district association(s) within 300 ft of the subject property.

The Planning Manager will consider written comments prior to finalizing this determination.

A summary of the situation is as follows:

File Number(s):	CSU-2018-018 (in addition to CSU-2018-001)
Location(s):	2905 SE Lake Rd (MHS fields) and 11250 SE 27 th Ave (Milwaukie El Puente Elementary School) Tax Lot ID 1S1E36CA01200 and 1S1E36BD05500 <i>A map of the site is located on the last page of this notice.</i>
Owner(s):	North Clackamas School District
Background:	<p>As a condition of approval for its updated sports fields facility on Lake Road, Milwaukie High School was required to develop a Transportation Demand Management Plan (TDMP) to limit parking-related impacts to surrounding properties. Requirements included:</p> <ul style="list-style-type: none"> • Limitations on levels of operation (no more than two events/games or three practices at a time). • Bi-monthly Good Neighbor meetings for nearby residents for the first 12 months of operation. • Annual public meeting, with a report including data on events, complaints, and towing requests as well as a summary of Good Neighbor discussion items (sunsetting after three years of successful operation). • On-site monitor when there are more than four teams overlapping on the site. • Installation of field-parking signage on Milwaukie El Puente Elementary site. <p>The Planning Manager was tasked with evaluating the TDMP's success after two years, with consideration given to the number of parking-related complaints, towing occurrences, and responsiveness of the applicant in addressing concerns raised at Good Neighbor meetings.</p>

Staff contact:	Brett Kelter, AICP, Senior Planner City of Milwaukie Planning Department 6101 SE Johnson Creek Blvd, Milwaukie, OR 97206 503-786-7657, kelterb@milwaukieoregon.gov
Neighborhood District Association(s):	Lake Road NDA, contact Debby Patten at 503-806-5860. Historic Milwaukie NDA, contact Debbie Liptan at 503-784-3063.

To learn more: Contact the staff contact noted above or visit the original project webpage at www.milwaukieoregon.gov/planning/csu-2018-018.

Summary of Proposed Determination

The Planning Manager finds that the Transportation Demand Management Plan developed for the Milwaukie High School’s Lake Road sports fields facility has been successful to date. The requirements for regular good-neighbor meetings, annual public meeting, and annual reporting have been met and are no longer needed. *(See Exhibit 1 for the draft findings and more detail.)*

If anyone receiving this notice wishes to comment on or dispute this proposed determination, **please submit written comments to the staff contact listed above before 5:00 p.m. on Thursday, March 15, 2023.** The Planning Manager will consider any comments prior to finalizing the determination.

Neighborhood District Association(s): Either of the Neighborhood District Associations (NDAs) listed on the first page of this notice may take a position on the proposed determination. Please contact the NDA contact to determine the status of the NDA’s review and position on this issue.

Decision: The Planning Manager will consider any comments received and either finalize the determination or refer it to the Planning Commission for further consideration. The earliest a final determination would be issued is 15 days from the date of this public notice.

A copy of the final determination will be mailed only to persons that submit written comments prior to the issuance of a decision.

To appeal the decision: The Planning Manager’s final determination may be appealed by any party that is aggrieved or adversely impacted by the decision, or that believes an error was made regarding the evaluation of this issue. An appeal would be heard by the Planning Commission and must be filed within 15 days of the issuance of a decision. Notice of an appeal hearing will be sent to all parties that received this notice.

Appeals must be made in writing, use forms provided by the City, and include the fee for an appeal. The appeal process and requirements are explained in Milwaukie Municipal Code Section 19.1010 Appeals. Contact staff at 503-786-7630 for information about the appeal process.

Enclosures:

- Exhibit 1—Draft findings in support of the proposed determination
- Location map

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.