

CITY OF MILWAUKIE
PLANNING COMMISSION MINUTES
TUESDAY, DECEMBER 14, 1999

COMMISSIONERS PRESENT

Donald Hammang, Chair
Judith Borden
Tracy Cook
Mike Miller
Doug Ouderkirk

STAFF PRESENT

Alice Rouyer,
 Planning Director
Gary Firestone,
 City Attorney
Shirley Richardson,
 Hearings Reporter

COMMISSIONERS ABSENT

Judith Borden
Howard Steward

1.0 CALL TO ORDER

The meeting was called to order at 6:35 p.m.

2.0 PROCEDURAL QUESTIONS -- None.

3.0 INFORMATION ITEMS -- City Council Minutes

- 3.1 November 1, 1999, City Council Worksession Minutes
- 3.2 November 2, 1999, City Council Meeting Minutes
- 3.3 Thank you letter from Eye Health Northwest

4.0 PLANNING COMMISSION MINUTES -- November 23, 1999

Mike Miller moved to approve the Planning Commission minutes of November 23, 1999, as presented. **Tracy Cook** seconded. MOTION CARRIED 5-0 with one abstention. Judith Borden was not at that meeting. MOTION CARRIED 5-0. Ayes: Hammang, Borden Cook, Miller, Ouderkirk; Nays: None.

5.0 PUBLIC COMMENT -- None.

6.0 PUBLIC HEARINGS

- 6.1 Applicant: Dave Church -- North Clackamas School District
- Owner: North Clackamas School District
- Location: 11300 SE 23rd -- Milwaukie High School

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Proposal: Remodel interior of main building and boy's locker room; construct new practice gym; and create new 46-space parking lot.

File Numbers: CSO-99-05/HR-99-01/TPR-99-06

NDA: Historic Milwaukie

Chair Hammang opened the public hearing on File Numbers CSC-99-05, HR-99-01, and TPR-99-06, an action to allow remodeling and new construction at Milwaukie High School. The criteria to be addressed are found in Sections 321 and 1400 of the Milwaukie Zoning Ordinance.

Chair Hammang asked if there were any conflicts of interest or ex-parte contacts to declare. **Chair Hammang** noted that he is the Planning Commission representative to the Milwaukie Historic Resources Commission. There were no other ex-parte contacts or conflicts of interest declared. He asked if any member of the Planning Commission visited the site; six hands were raised. No one who visited the site spoke to anyone at the site or noted anything different from what is indicated in the Staff Report. No one in the audience challenged the impartiality of any Commission member or the jurisdiction of the Planning Commission to hear this matter.

STAFF REPORT

Alice Rouyer reported that the School District has requested that this hearing be continued to a future date as determined by the Planning Director. The Applicant has not yet obtained ownership of all the properties in the area of the proposed project. They would like to have additional time to buy the property or reconfigure the project to exclude the properties in question.

The Applicant has signed a 120-day waiver. Staff recommends continuance of this Application.

CORRESPONDENCE RECEIVED

Chair Hammang asked if any correspondence was received since the Staff Report. **Alice Rouyer** stated that new information would be supplied to the Commission at the next hearing.

APPLICANT PRESENTATION -- None.

PUBLIC TESTIMONY IN SUPPORT -- None.

COMMENTS OR QUESTIONS -- None.

PUBLIC TESTIMONY IN OPPOSITION

Speaking: George VanBergan, 12366 SE Gilford Drive, Milwaukie

Mr. VanBergan stated that he would like to have assurance from the Chair of the Planning Commission that the remonstrance he filed at the Historic Review Commission meeting will continue through the events of this Planning Commission hearing for the Milwaukie High School Application.

Alice Rouyer assured Mr. VanBergan that his remonstrance he filed at the HRC meeting will also apply to this application before the Planning Commission. Mr. VanBergan has indicated, and it has been confirmed by the School District, that the School District does not own a portion of the property at this site.

The Historic Resources Commission continued their hearing on the HR-99-01 application by NCSC. **Alice Rouyer** recommended that the Planning Commission do the same and continue these applications until the issue has been resolved, or has reconfigured the project to exclude this property.

Mr. VanBergan voiced concern about losing his appeal rights to City Council or LUBA. **Alice Rouyer** stated that he would continue to have the opportunity to speak and raise his objections at any future public hearings in accordance with state and local law.

Mike Miller moved to continue CSO-99-05 and TPR-99-06, North Clackamas School District, to a date to be determined by the Planning Director. **Tracy Cook** seconded the motion. MOTION CARRIED 5-0.

Ayes: Hammang, Borden, Cook, Miller, Ouderkirk; Nays: none.

- 6.1 Applicant: Ellis Eslick Associates Architects
Owner: Clackamas County Education Services District (ESD)
Location: 4011 SE Lake Road
Proposal: Convert existing church into offices and conference rooms to be operated by Clackamas ESD.
File Numbers: CSO-99-06 and TPR-99-09
NDA: Lake Road

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Chair Hammang opened the public hearing on File Number CSC-99-06 and TPR-99-09, an action to allow converting an existing church into offices and conference rooms. The criteria to be addressed are found in Sections 321 and 1400 of the Milwaukie Zoning Ordinance.

Chair Hammang asked if there were any conflicts of interest or ex-parte contacts to declare. There were none. He asked if any member of the Planning Commission visited the site; four hands were raised. No one who visited the site spoke to anyone at the site or noted anything different from what is indicated in the Staff Report. No one in the audience challenged the impartiality of any Commission member or the jurisdiction of the Planning Commission to hear this matter.

STAFF REPORT

Alice Rouyer reported that this matter is being rescheduled to allow for more exploration by both the Applicant and the neighborhood association on traffic concerns. There is a meeting being held with the Applicant and neighbors to work out some of these issues.

Staff recommends that this hearing be continued to January 11, 2000.

QUESTIONS FROM THE COMMISSIONERS

Mike Miller reported that the road from Lake Road to 37th has a cable across both ends. Does this mean that this is not a public street? **Alice Rouyer** stated that this is not a public street, it is an access driveway.

Mike Miller asked if permits have been issued for remodeling, construction, and underground utilities? **Alice Rouyer** stated that there have been permits issued to finish site improvements.

Mike Miller asked if it was the City's intention to make the driveway from Lake Road to 37th Avenue a public access street? **Alice Rouyer** stated that at the public hearing the Applicant could get into more details about the project. There are no proposals, as of today, to make this a public road.

Mike Miller moved to continue the hearing for Clackamas Educational Service District Application, CSO-99-06 and TPR-99-09 to the January 11, 2000, Planning Commission meeting. **Tracy Cook** seconded.

Ayes: Hammang, Borden, Cook, Miller, Ouderkirk; Nays, none.

7.0 WORKSESSION -- None.

8.0 DISCUSSION ITEMS -- None.

9.0 OLD BUSINESS -- None

10.0 OTHER BUSINESS/UPDATES

10.1 Matters from the Planning Director

10.1a Presbyterian Church Sign Request. **Alice Rouyer** stated that this request is not coming to the Planning Commission as an application, but rather a consideration item. A decision and motion are needed to approve this sign request. In the previous approval, it was stated that any request for new signage would be made to the Planning Commission. Staff feels the Applicant's request is reasonable; however, some additional conditions were imposed.

Staff recommends approval of the request to install a permanent free-standing sign at the Milwaukie Presbyterian Church site to advertise the Milwaukie Pre-school.

Mike Miller moved to approve Sign Permit No. 99-394 for Milwaukie Presbyterian Church located at 2416 SE Lake Road with the conditions as listed in the Staff Report. **Tracy Cook** seconded. MOTION CARRIED 5-0.

Ayes: Hammang, Borden, Cook, Miller Ouderkirk; Nays: None.

10.1b Thomason Enforcement Update. **Alice Rouyer** stated that previously staff had followed up on this matter and found that there was no occupancy. However, at this point in time, this may not be the case. Thomason has been asked to allow an on-site inspection. This is being scheduled for next week.

10.1c Six Months for Alice Rouyer. **Alice Rouyer** thanked the Commission for their hard work during her first six months working for the City of Milwaukie. She has enjoyed her time here and looks forward to the future. She wished everyone happy holidays.

Alice Rouyer reported that the Ballot Measure 56 notice for Urban Forestry will be mailed out on January 7, 2000. The public open house on this issue is

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scheduled for January 19, 2000, at the Public Safety Building at 6:30 p.m. She invited all to attend.

Alice Rouyer stated that she would ask Gary Firestone, City Attorney, to give a presentation on ex-parte contact. There have been several questions lately from the Commission and Historic Resources Commission on this subject.

10.2 Historic Resources Commission Report. **Donald Hammang** reported that the hearing on the HR-99-01 application for North Clackamas School District was continued. There were a lot of people in attendance and there was a lot of input from the neighbors.


10.3 Meeting Schedule for January

The next meetings will be January 11, 2000, and January 25, 2000.


11.0 NEXT MEETING -- January 11, 2000.

11.1 CSO-99-06 and TPR-99-09, Clackamas ESD

Mike Miller moved to adjourn the last meeting of 1999. **Tracy Cook** seconded. MOTION PASSED UNANIMOUSLY. The meeting adjourned at 7:19 p.m.



Donald Hammang, Chair



Shirley Richardson, Hearings Reporter

AGENDA
MILWAUKIE PLANNING COMMISSION
Milwaukie City Hall
10722 SE Main Street
Tuesday, December 14, 1999
6:30 pm

		ACTION REQUIRED
1.0	Call to Order	
2.0	Procedural Questions	
3.0	Information Items	
3.1	11/01/99 – City Council Worksession Minutes (to PC Members only)	Information Only
3.2	11/02/99 – City Council Meeting Minutes (to PC Members only)	
3.3	Thank you letter from Eye Health Northwest	
4.0	Planning Commission Minutes	Motion Needed
4.1	November 23, 1999	
5.0	Public Comment	
	This is an opportunity for the public to comment on any item not on the agenda	
6.0	Public Hearings	
6.1	This application will not be heard tonight. This hearing will be opened and continued to a future date to be determined by the Planning Director. Applicant: Dave Church - North Clackamas School District Owner: North Clackamas School District Location: 11300 SE 23 rd – Milwaukie High School Proposal: Remodel interior of main building and boys locker room; construct new practice gym; and create new 46-space parking area. File Numbers: CSO-99-05/HR-99-01/TPR-99-06 NDA: Historic Milwaukie Staff Person: Alice Rouyer	Discussion and Motion Needed
6.2	This application will not be heard tonight. This hearing will be opened and continued to January 11, 2000. Applicant: Ellis Eslick Associates Architects Owner: Clackamas County Education Services District (ESD) Location: 4011 SE Lake Road Proposal: Convert existing church into offices and conference room to be operated by Clackamas ESD File Numbers: CSO-99-06/TPR-99-09 NDA: Lake Road Staff Person: John Gessner	
7.0	Worksession	
8.0	Discussion Items	
	This is an opportunity for comment or discussion by the Planning Commission for items not on the agenda.	
9.0	Old Business	
10.0	Other Business/Updates	
10.1	Matters from the Planning Director	Information Only Review and Comment
	a. Presbyterian Church sign request – staff report attached b. Thomason Enforcement Update (Verbal only)	
10.2	Historic Resources Commission Report	

11.0	Next Meeting: January 11, 2000	
11.1	CSO-99-06/TPR-99-09 – Clackamas ESD	
	The above item(s) are tentatively scheduled, but may be rescheduled prior to the meeting date. Please contact staff with any questions you may have.	

The Milwaukie Planning Commission welcomes your interest in these agenda items. Feel free to come and go as you please.

Milwaukie Planning Commission Statement

The Planning Commission serves as an advisory body to, and a resource for, the City Council in land use matters. In this capacity, the mission of the Planning Commission is to articulate the Community's values and commitment to socially and environmentally responsible uses of its resources as reflected in the Comprehensive Plan

Public Hearing Procedure

1. **STAFF REPORT.** EACH HEARING STARTS WITH A BRIEF REVIEW OF THE STAFF REPORT BY STAFF. THE REPORT LISTS THE CRITERIA FOR THE LAND USE ACTION BEING CONSIDERED, AS WELL AS A RECOMMENDED DECISION WITH REASONS FOR THAT RECOMMENDATION.
2. **CORRESPONDENCE.** THE STAFF REPORT IS FOLLOWED BY ANY VERBAL OR WRITTEN CORRESPONDENCE WHICH HAS BEEN RECEIVED SINCE THE COMMISSION WAS PRESENTED WITH ITS PACKETS.
3. **APPLICANT'S PRESENTATION.** WE WILL THEN HAVE THE APPLICANT MAKE A PRESENTATION, FOLLOWED BY:
4. **PUBLIC TESTIMONY IN SUPPORT.** TESTIMONY FROM THOSE IN FAVOR OF THE APPLICATION.
5. **COMMENTS OR QUESTIONS.** COMMENTS OR QUESTIONS FROM INTERESTED PERSONS WHO ARE NEITHER IN FAVOR NOR OPPOSED TO THE APPLICATION.
6. **PUBLIC TESTIMONY IN OPPOSITION.** WE WILL THEN TAKE TESTIMONY FROM THOSE IN OPPOSITION TO THE APPLICATION.
7. **QUESTIONS FROM COMMISSIONERS.** WHEN YOU TESTIFY, WE WILL ASK YOU TO COME TO THE FRONT PODIUM AND GIVE YOUR NAME AND ADDRESS FOR THE RECORDED MINUTES. PLEASE REMAIN AT THE PODIUM UNTIL THE CHAIR PERSON HAS ASKED IF THERE ARE ANY QUESTIONS FOR YOU FROM THE COMMISSIONERS.
8. **REBUTTAL TESTIMONY FROM APPLICANT.** AFTER ALL TESTIMONY, WE WILL TAKE REBUTTAL TESTIMONY FROM THE APPLICANT.
9. **CLOSING OF PUBLIC HEARING.** THE CHAIR PERSON WILL CLOSE THE PUBLIC PORTION OF THE HEARING. WE WILL THEN ENTER INTO DELIBERATION AMONG THE PLANNING COMMISSIONERS. FROM THIS POINT IN THE HEARING WE WILL NOT RECEIVE ANY ADDITIONAL TESTIMONY FROM THE AUDIENCE, BUT WE MAY ASK QUESTIONS OF ANYONE WHO HAS TESTIFIED.
10. **COMMISSION DISCUSSION/ACTION.** IT IS OUR INTENTION TO MAKE A DECISION THIS EVENING ON EACH ISSUE BEFORE US. DECISIONS OF THE PLANNING COMMISSION MAY BE APPEALED TO THE CITY COUNCIL. IF YOU DESIRE TO APPEAL A DECISION, PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT DURING NORMAL OFFICE HOURS FOR INFORMATION ON THE PROCEDURES AND FEES INVOLVED.

The Planning Commission's decision on these matters may be subject to further review or may be appealed to the City Council. For further information, contact the Milwaukie Planning Department office at 786-7600.

Milwaukie Planning Commission:

Donald Hammang, Chair
Judith Borden, Vice Chair
Barbara Cartmill
Tracy Cook
Mike Miller
Doug Ouderkirk
Howard Steward

Community Development Department Staff:

Martha Bennett, Community Development Director
Alice Rouyer, Planning Director
John Gessner, Associate Planner
Doug Strickler, Associate Planner
Jeanne Garst, Office Assistant
Marcia Hamley, Office Assistant
Shirley Richardson, Hearings Reporter



To: Planning Commission

From: Alice Rouyer, Planning Director *AR*

Subject: CSO-99-05/HR-99-01/TPR-99-06. 11300 SE 23rd Avenue. The school district is proposing to remodel the interior of the Milwaukie High School main building and boy's locker room; construct a new practice gym and create a new 46 space parking area.

Applicant: North Clackamas School District

Date: December 7, 1999

Meeting Date: October 14, 1999

Action Requested

Open the public hearing and move to continue the hearing to a date, as determined by the Planning Director.

Background

The School District has requested to continue the hearing to a future date, as determined by the Planning Director. The applicant has not yet obtained ownership of all properties within the area of the proposed new parking lot and has requested additional time to either buy the property or reconfigure the project to remove the properties in question. The School District signed a waiver to the 120 day requirement for land use decisions. Therefore, a short-term delay should not present any legal risks for the City.



Memo To: Planning Commission
Through: Alice Rouyer, Planning Director' *AR*
From: John Gessner, Associate Planner *JG*
Date: December 7, 1999
Subject: Application CSO-99-06 & TPR-99-09
Clackamas Educational Service District

ACTION REQUESTED

Open the public hearing on applications CSO-99-06 and TPR-99-09 for Clackamas ESD, without taking testimony, and continue the item to the January 11, 2000 Planning Commission public hearing.

BACKGROUND

This matter was originally scheduled for the Commission's December 14, 1999 public hearing but was rescheduled to allow further exploration of traffic issues raised by the Lake Road Neighborhood District Association.

At staff's request, a meeting will soon be held with the NDA and applicant for clarification of traffic issues and development of alternatives for recommendation to the Commission.

The matter will be scheduled for the Commission's January 11, 2000 public hearing.



To: Planning Commission

From: Alice Rouyer, Planning Director *ARR*

Subject: Information Item: Thank you from Eye Health Northwest

Date: December 7, 1999

Meeting Date: December 14, 1999

Action Requested

Information only. Please see the attached letter from Eye Health Northwest.

Donald Hammang
Chair, Milwaukie Planning Commission
c/o Community Development Department
6101 SE Johnson Creek Blvd.
Milwaukie, OR 97206

November 17, 1999



Oregon Eye Care

1306 Division St. • Oregon City, OR 97045
10818 S.E. Oak St. • Milwaukie, OR 97222
503/656-4221

Dear Mr. Hammang,

On behalf of Eye Health Builders and Eye Health Northwest, I would like to tender a note of thanks to the members of the Planning Commission and Community Development Department who have facilitated the process of our application for development in the Milwaukie Marketplace. We have been so pleased with the relative ease of this process and the congenial assistance we have received from the Planning Staff. In particular, it has been a pleasure to work with John Gessner. The atmosphere of the Public Hearing was constructive and collegial, and the process organized and "user-friendly".

We look forward to completing the task with your guidance and assistance. Thank you again for your able cooperation.

Sincerely yours,

A handwritten signature in cursive script that reads "J. Kevin McKinney".

J. Kevin McKinney, MD, MPH

JKM:lgb

RECEIVED
NOV 22 1999
PUBLIC WORKS



TO: Planning Commission

THROUGH: Alice Rouyer, Planning Director *AR*

FROM: Lisa Nasshahn, Contract Planner *LN*

SUBJECT: Sign permit #99-394-s; Milwaukie Presbyterian Church, 2416 SE Lake Rd.

REPORT DATE: November 17, 1999

HEARING DATE: December 14, 1999

Action Requested

Approve request to install a permanent, freestanding sign at Milwaukie Presbyterian Church site. The sign will advertise the Milwaukie Preschool. The applicant proposes a sign 4.5' in height, 3' in width with a display area of 6 square feet (Exhibit C). CSO-89-03 approved expansion of the church, with conditions. The conditions of the Community Service Overlay (CSO) approval refer any new signage to the Planning Commission as a consideration item.

Background

Location: 2416 SE Lake Rd.
See Exhibit A

NDA: Historic Milwaukie

Zone: Residential—Business Office—Commercial Zone R-1-B

Lot Size: 5.66 acres

Map & Tax Lot: 11E36CB02000

Site History

The Milwaukie Presbyterian site has had two previous land use review cases. C-80-05 applied for approval of a conditional use on the site—a day care center. A November 19, 1980 letter from the Planning Commission noticed approval of use of the structure “permanently as an educational and counseling facility for adolescents with emotional and learning problems.”

CSO-89-03 approved, with conditions, a Community Service Overlay application for expansion of the church (Exhibit A). Minutes from the Planning Commission hearing on April 11, 1989 include a reference to a kindergarten that was using the building at that time.

Sign Regulations

Section 14.080.090 requires signs for community service uses to be reviewed by the Planning Commission regarding size, height, and location at the time of the CSO review. The section includes the following limitations for community service uses in cases where the Planning Commission made no determination regarding signage. Each community service use is limited to:

1 monument or freestanding sign

- display-surface area limited to no more than 16 square feet
- maximum overall height limit of 6 feet above grade, and

1 wall sign

- display area limited to no more than 16 square feet, and

1 daily display sign per business

- limited to no more than 12 square feet per display surface.

Current Conditions

Signs on the site presently include:

1. A permanent, freestanding sign for Milwaukie Presbyterian Church (6' in height, display area approximately 16 s.f.)
2. A permanent, freestanding sign advertising drop-in tutoring (4' in height, display area approximately 2 s.f.)
3. A daily display sign advertising Milwaukie Pre-School.

Analysis

Milwaukie Pre-School is requesting approval for a permanent, freestanding sign to replace the daily display sign now on the site (Exhibit C). The pre-school had had to use an old daily display sign because their new one was stolen. They would like to prevent further theft. The pre-school is a community service use of longstanding tenure on the site.

Regulations regarding the Community Service Overlay zone are found in Section 321. Pre-schools are a permitted use in the CSO zone. They are included as an institutional use in Section 321.2 A. The pre-school apparently preceded the 1989 CSO approval.

Section 321.4 B states that the Planning Commission may impose conditions on a community service use to assure compatibility of the use with other uses in the area. Limiting the number, size, location, height, and lighting of signs is included in the partial list of conditions that the Planning Commission may impose.

Section 14.08.090 would allow Milwaukie Pre-School a separate permanent, freestanding sign, along with a wall sign and a daily display sign. The Planning Commission may, however, impose additional limitations to assure that the site development remains compatible with the other, residential, uses in the area.

Staff recommends that the Planning Commission approve the request for new signage. The new signage may be limited in size and location to minimize the visual impact of multiple permanent signs on this site in a residential zone. Limiting the sign for the pre-school to a size smaller than the sign for the primary use, Milwaukie Presbyterian Church, restricts the signs from competing for motorists' attention, thus mitigating adverse effects on passers-by.

Findings

1. The sign request by Milwaukie Pre-School meets the limitations of Section 14.08.090.
2. Section 321.4 B authorizes the Planning Commission to impose limitations additional to those listed in Section 14.08.090 to assure compatibility with other uses in the area.

Recommended Conditions

1. The applicant shall apply for a sign permit to install a permanent, freestanding sign for Milwaukie Pre-School at 2416 SE Lake Road. The sign shall have dimensions no greater than:
 - A maximum height of 5',
 - A maximum width of 4',
 - A maximum display area of 12 s.f. per surface.
2. The sign shall be placed a minimum of 15' from the permanent, freestanding sign for the primary community service use, Milwaukie Presbyterian Church.

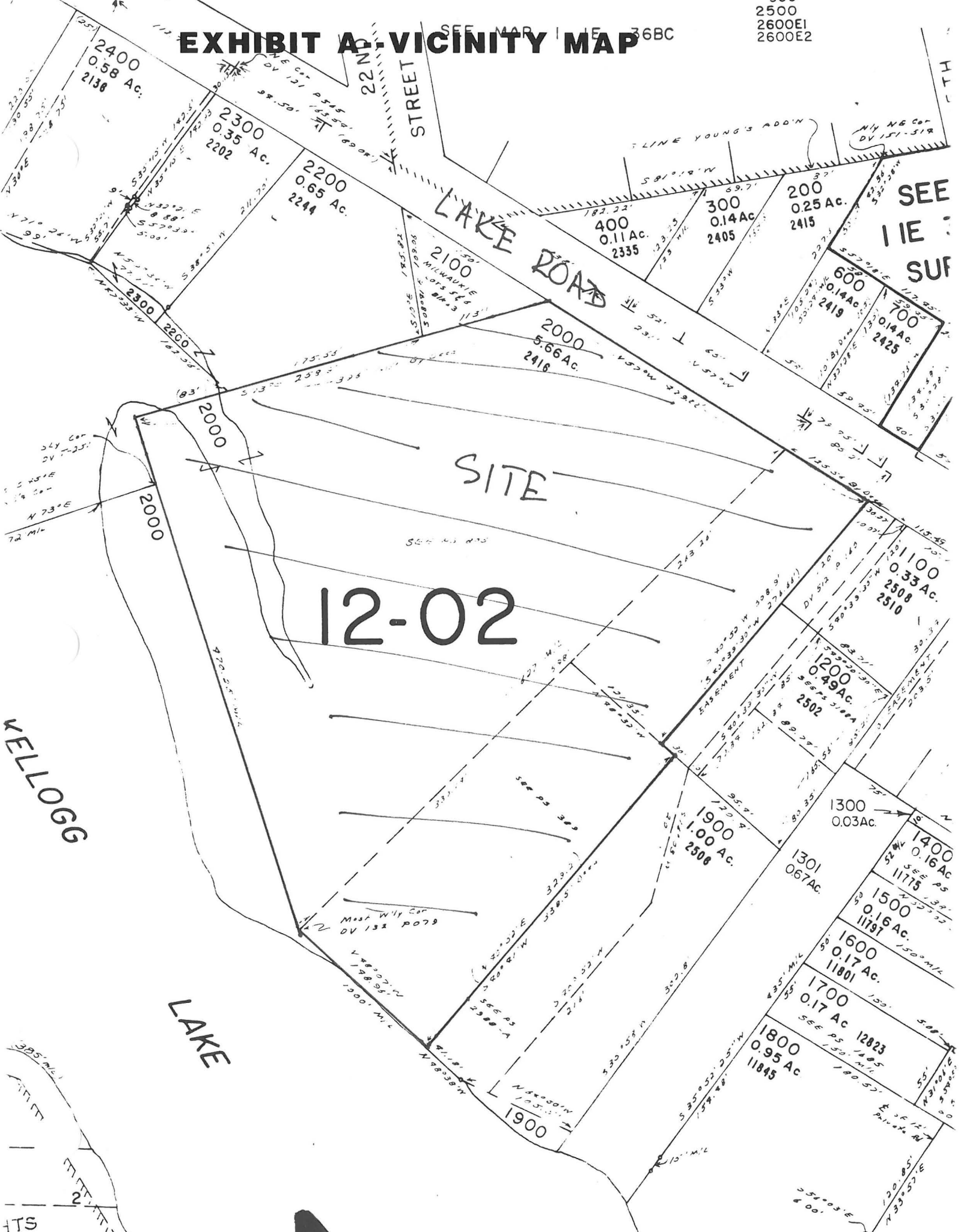
Exhibits

- A. Vicinity Map
- B. CSO-89-03 Notice and conditions of approval
- C. Milwaukie Preschool sign permit application, #99-394-s

EXHIBIT A VICINITY MAP

SEE MAP I E 36BC

2500
2600E1
2600E2



SEE
THE
SUR

SITE

12-02

KELLOGG

LAKE

HTS

EXHIBIT B CSO-89-03 NOTICE AND CONDITIONS CITY OF MILWAUKIE



April 13, 1989

David Fisher, Architect
5331 S.W. Macadam, Suite 220
Portland, OR 97201

RE: Planning Commission Action for CSO-89-03

Dear Mr. Fisher:

This is your notice that at a public hearing on Tuesday, April 11, 1989, the Milwaukie Planning Commission voted to approve your application CSO-89-03, a church expansion request for the Milwaukie Presbyterian Church located at 2416 S.E. Lake Rd. The following conditions were attached to this approval:

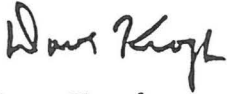
1. Prior to building permit issuance, the Applicant shall comply with all Public Works and Structural Safety requirements.
2. Structural development shall follow that shown on the site plan. Minor modifications may be approved by Staff.
3. Prior to site development, the Applicant shall provide a landscape plan to be approved by Staff detailing landscaping species, area, and installation, and amphitheater development.
4. Prior to site development, the Applicant shall provide a revised parking plan to be approved by Staff detailing space and aisle locations, setbacks, measurements, and lighting in conformance with Section 5.03 of the Zoning Ordinance.
5. A 2-year time limit is imposed. If construction is not expected to commence prior to April 11, 1991, the Applicant may request a time extension. The request must be in writing and received prior to the above expiration date.
- * { 6. Any request for new signage will be made to the Planning Commission as a consideration item. } *
7. A constructed fence, which may be supplemented by a hedge, shall be installed along the east property line adjacent to the private roadway as shown on the site plan. The height of the fence shall be 5 ft., excepting that section closer to Lake Rd. which may have to be lower in order to meet City clear vision requirements.

Confirmation Letter/CSO-89-03
April 13, 1989

8. The overall project shall be in 2 phases. Phase 1 shall include the sanctuary, stair tower, internal remodeling, and fencing along the east property line. This is also to include all parking area expansion and parking area landscaping. All portions of Phase 1 are to be completed prior to occupancy. Phase 2 shall include the remainder of the development (social hall, play area, and amphitheater). Phase 2 shall be completed within 5 years of the completion of Phase 1.

A 15-day appeal period is now in effect. If no appeal is filed by Wednesday, April 26, 1989, at 5:00 p.m., this approval shall be final.

Sincerely,



Dave Krogh
Assistant Planner

DK/mgh

cc: Milwaukie Presbyterian Church, 2416 S.E. Lake Rd
William B. Adams, Community Development Director
Planning Commission Members
Interested persons
Tickler File (March, 1991)

CITY OF MILWAUKIE

EXHIBIT C--SIGN APPLICATION 99-394-S APPLICATION APPLICATION

Permit # 49-394-S

PLANNING SECTION
Zone _____

Checked By _____



6101 S.E. Johnson Creek Blvd.
Milwaukie, Oregon 97206
Phone 652-4410
FAX (503) 774-8236

Plan Check No. _____
Const. Cost _____
Permit Fee _____
State Surcharge _____
City Devcharge _____
Plan Check Fee _____
Total Bldg. Fee _____
Less Prepaid \$ _____
Zoning Review Fee _____
Amount Due _____

BUILDING APPROVAL
Checked By _____
Issued By _____
Date: _____

Receipt # _____
Application Received By Lorri Jay Date 10-14-99

STREET ADDRESS OF SIGN: 2416 S.E. Lake Road

OWNER'S NAME AND ADDRESS: Milwaukie Preschool

CONTRACTOR'S NAME AND ADDRESS: —

CONTRACTOR'S CITY LICENSE NUMBER: — PHONE NUMBER: —

APPLICATION IS TO: (Check One) ERECT ALTER REPAIR OTHER

TYPE OF SIGN: (Check One)
 FREE STANDING ROOF OUTDOOR ADVERTISING
 UNDER-MARQUEE WALL INCIDENTAL
 OFF-PREMISE OTHER _____

SIGN AREA: Square feet per display surface this sign 24 x 36 x 2 = 144 DOUBLE SIGN.

Total square feet for all display surfaces this sign _____

CONSTRUCTION MATERIALS: Aluminate Pressure treated 4x4s

ESTIMATED VALUE OF SIGN: \$150.00 STREET FRONTAGE OF PREMISES: _____

FOR WALL SIGNS, SQUARE FEET OF BUILDING FACE: _____

HEIGHT: — CLEARANCE: — PROJECTION: —

TYPE OF ILLUMINATION: Internal External Combination None

ILLUMINATION EQUIVALENT TO (Milliamperes or Watts): _____

IF APARTMENT OR SUBDIVISION: Number of dwelling units —

OTHER SIGNS ON PREMISES: _____
(List Type and Size)

786-8975
LORI

Signature Lori George, Milwaukie Preschool President Date _____

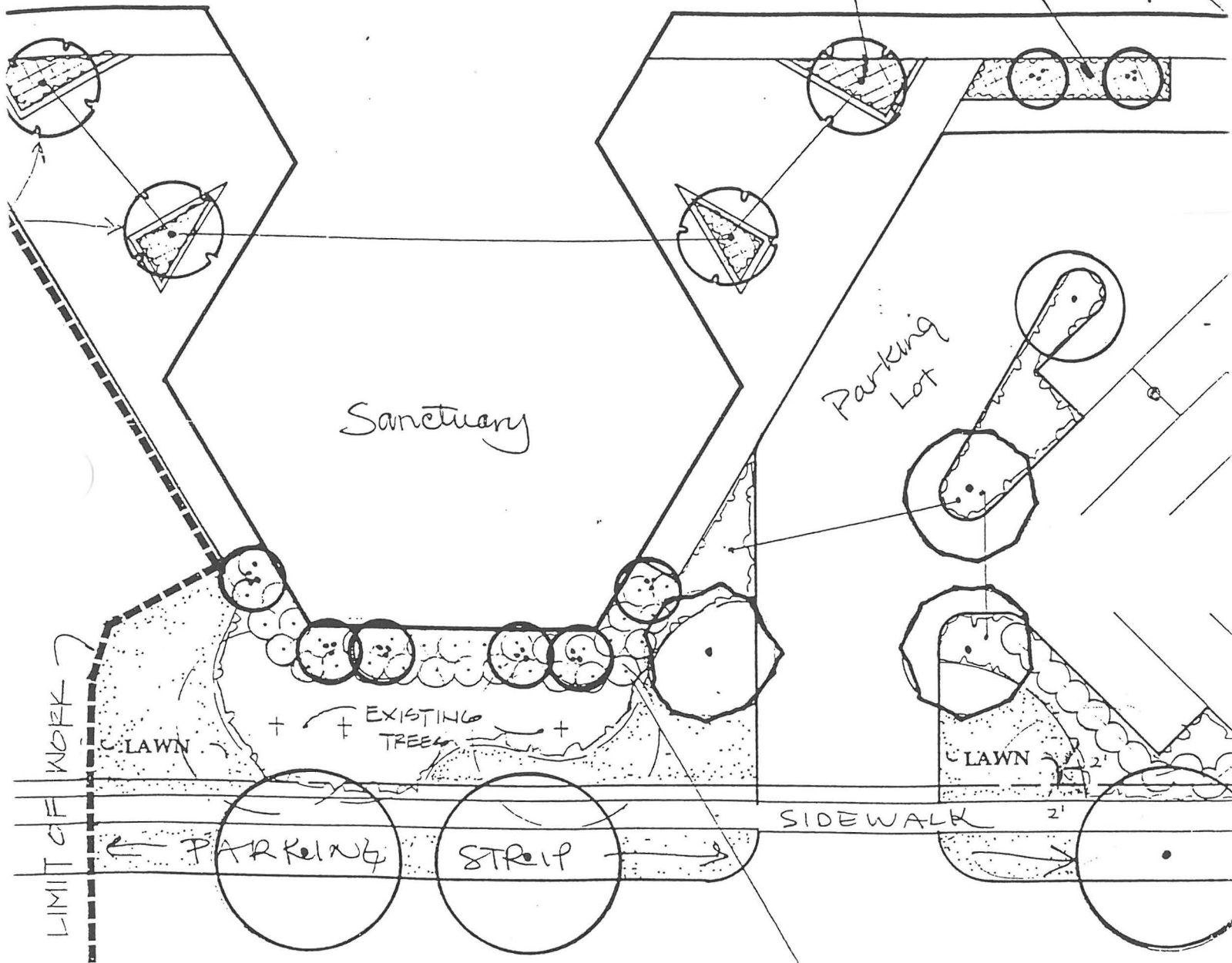
99-394-S

Milwaukee Preschool

10 ACER CIRCINATUM

220 VINCA MINOR

4 ACER PALMATUM



Sanctuary

Parking Lot

LIMIT OF WORK

LAWN

EXISTING TREES

LAWN

PARKING STRIP

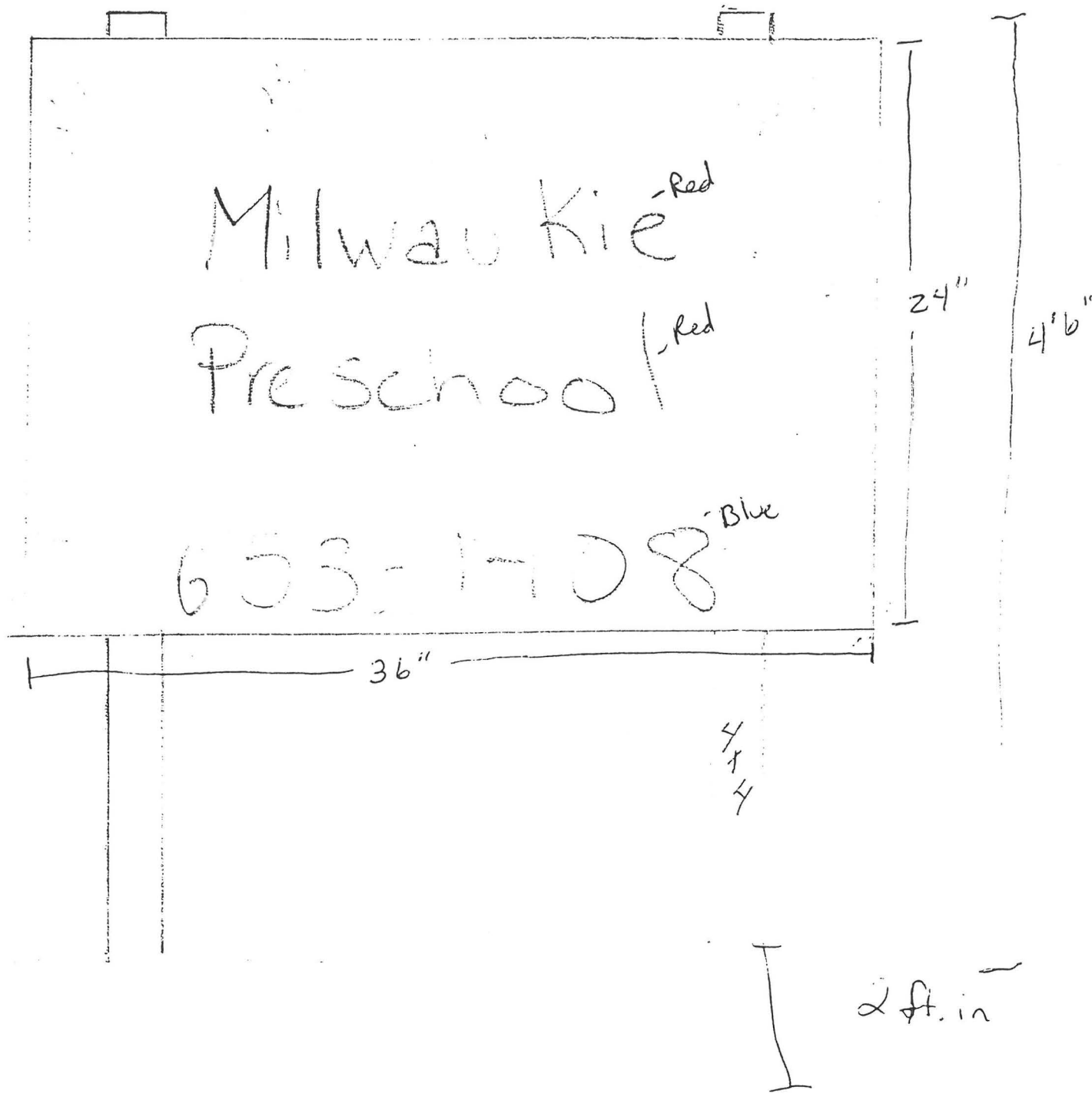
SIDEWALK 2'

Lake Road

33 RHODODENDRON

Milwaukee Presbyterian Church

- Lawn
- X Placement of Sign





Located at
2416 S.E. Lake Road
Milwaukie, OR 97269
Classroom Phone:
653-1408
Mpreschool@aol.com

