



CITY OF MILWAUKIE

NOTICE OF PUBLIC HEARING

Date mailed: May 22, 2024

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 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.

The Milwaukie Planning Commission will hold a public hearing on the proposal at a meeting beginning at 6:30 p.m. on Tuesday, June 11, 2024, at Milwaukie City Hall, 10501 SE Main Street. Information about how to access the virtual meeting can be found at <https://www.milwaukieoregon.gov/bc-pc/planning-commission-121>. The meeting can also be viewed on the City's YouTube channel or Comcast Cable channel 30 within the city limits.

File Number(s):	CSU-2024-003
Location:	11326 SE 47 th Ave (Campbell Elementary School site) Tax Lot ID 1S2E31BD05700 & 1S2E31CA03400 <i>(A map of the site is located on the last page of this notice.)</i>
Proposal:	Utilize the Campbell Elementary School site as the new home for Cascade Heights Public Charter School, a K-8 school with approximately 225 students and 25 staff. The new school will operate on a four-day schedule (Mon-Thurs, 7:45am to 3:30pm), with some before- and after-school activities. The School District will not provide regular busing, so students will arrive independently, primarily through private transportation. The school site was first developed in 1958, though the public elementary school closed in 2011. Since then, the School District has used the site for early childhood evaluation center, District employee office space, occasional meetings and trainings, specialized physical education programs, and storage of surplus furniture and materials. The gym and fields are regularly used by the North Clackamas Parks and Recreation District for youth & community after-school and weekend programs. A Ukrainian private school also operates on Saturdays in the two buildings on the northern part of the site, near a community garden that was established by the Hector Campbell NDA in 2012. No physical changes to the site are proposed. There are no special overlays or designations. A formal traffic study is not required, but the applicant has provided a traffic management plan for review.

Applicant/Owner/ Primary Contact Person:	North Clackamas School District Cindy Detchon, Assistant Superintendent—Operations 12400 SE Freeman Way, Milwaukie, OR 97222 Tel. (503) 353-6017; Email detchonc@nclack.k12.or.us
Staff contact:	Brett Kever, Senior Planner City of Milwaukie Planning Department 10501 SE Main St, Milwaukie, OR 97222 503-786-7657, kerverb@milwaukieoregon.gov
Neighborhood District Association(s):	Hector Campbell NDA, contact Corinn deTorres at 971-350-9675
Applicable Criteria:	<ul style="list-style-type: none"> • Milwaukie Municipal Code (MMC) Chapter 12.16 Access Mgmt. • MMC Section 19.301 Moderate Density Residential zone (R-MD) • MMC Chapter 19.600 Off-Street Parking & Loading • MMC Chapter 19.700 Public Facility Improvements • MMC Section 19.904 Community Service Uses • MMC Section 19.1006 Type III Review <p>Copies of these criteria are available upon request and can also be found at https://ecode360.com/MI4969.</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-2024-003. The staff report on the proposal will also be available for public viewing beginning on **Tuesday, June 4, 2024**, at the meeting website noted near the top of the previous page. following locations:

Copies of information in the file can be obtained for a reasonable fee. Copies of applicable City ordinances and the Comprehensive Plan are also available for review at the locations listed above.

To comment on a proposal: You are invited to attend this hearing or submit comments in writing before the meeting time. You may send written comments in advance to the staff contact listed above, or you may submit your comments in person at the hearing. 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 at this hearing must be directed towards the criteria identified. If you submit a written comment or comment in person at the hearing, you will be sent a copy of the decision or recommendation. All written and verbal comments become part of the permanent record.

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 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

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North Clackamas School District, 11326 SE 47th Ave (Campbell Elementary)
Planning Commission hearing date: June 11, 2024

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).

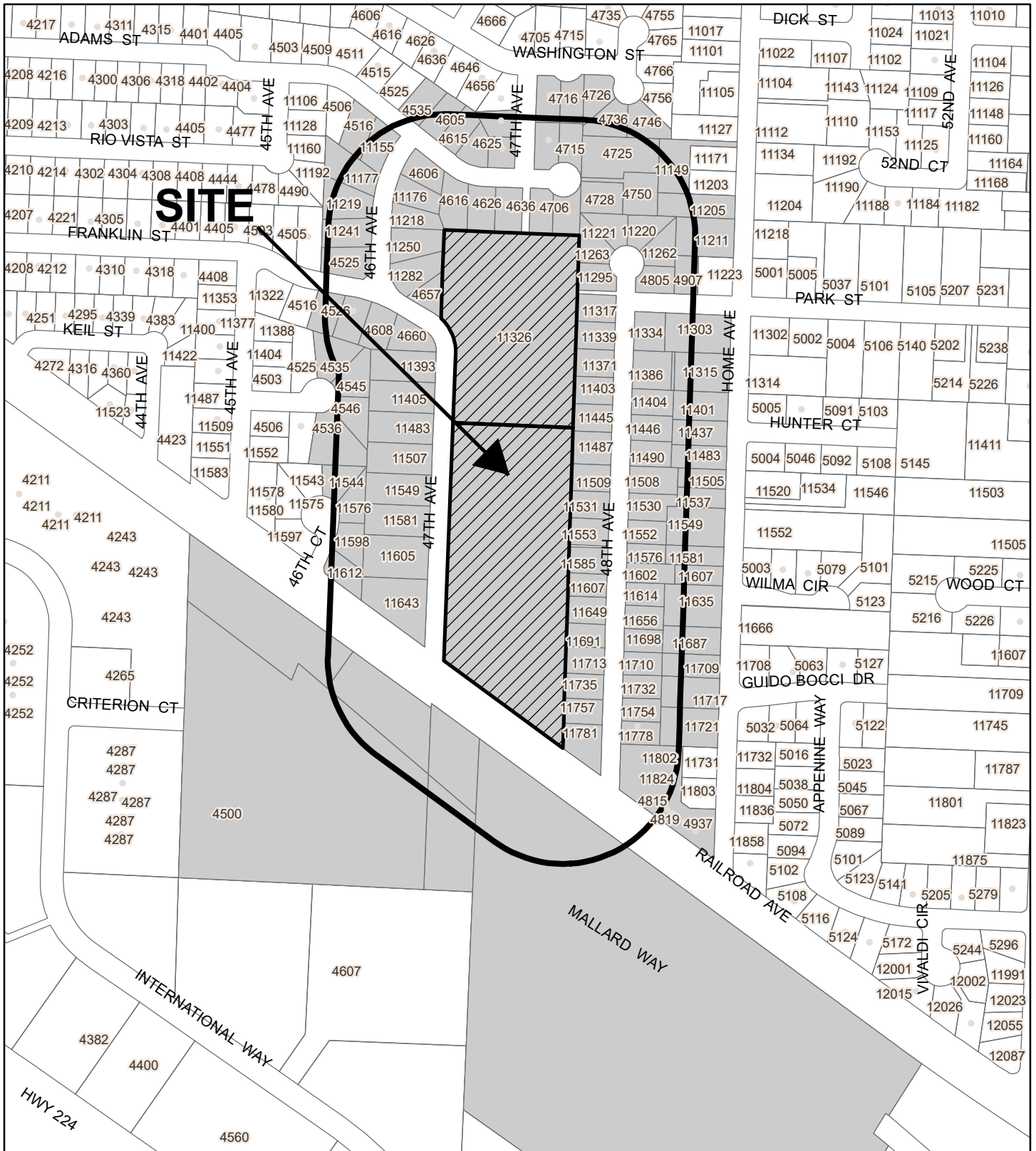
Enclosures:

- Location map

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
11326 SE 47th Ave (Campbell Elementary site)
(Tax ID = 1S2E31BD05700 & 1S2E31CA03400)
File #CSU-2024-003

Legend

-  CSU-2024-003 site
-  300-ft public notice boundary
-  properties receiving notice

