

## Brett Kelter

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**From:** Ray Bryan <ray1bryan2@gmail.com>  
**Sent:** Monday, April 23, 2018 6:41 AM  
**To:** Brett Kelter  
**Subject:** Re: Lake Rd fields report  
**Attachments:** Pathway Lighting Newport April 2018.jpg

Hi Brett,

I did go through the packet but did not have an abundance of time. I did not see where the perimeters of the proposed limited access are. Is it the entire area including Milwaukie Elementary field? I see the additional information submitted on April 4th but did not see anything there. Shouldn't there be a letter or email included with this last minute proposal? There are a lot of walkers who use this area to exercise.

Beyond that, I really appreciate what the city is asking, which seems very reasonable. There are five new parking spots east side of "28th" which look to me as new pavement and should have storm water retention addressed?

I think there are pathway lighting alternatives that are less intrusive, I have attached one we saw last weekend in Newport.

Thank you,  
Ray

On Fri, Apr 20, 2018 at 4:25 PM, Brett Kelter <[KelterB@milwaukieoregon.gov](mailto:KelterB@milwaukieoregon.gov)> wrote:

Ray,

I didn't think it would take all week to finish the report and findings/conditions, but it did. Our Admin staff is working to post them now, and they should be up on the web later this afternoon.

Apologies for the delay. We did get a little bit of additional info from the applicant mid-week that affected our understanding of how accessible the site will be to the public (they are proposing to restrict access to the Lake Rd fields when official athletics—school or community—are not happening) and we wanted to at least mention that in the report.

Let me know on Monday if you have any questions once you've been able to review the materials. Thanks for your patience and attention!

**BRETT KELVER**

Associate Planner



## Brett Kelter

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**From:** Michael Martin <mjacobmartin@gmail.com>  
**Sent:** Tuesday, April 24, 2018 12:27 AM  
**To:** Brett Kelter  
**Subject:** MHS Lake Rd Sports Complex Improvements

Hello Brett,

We are the homeowners of 2725 SE Lake Road and I, Michael, plan to attend the planning meeting on April 24th. Do I need to call ahead to ask to be placed for the comments? Having a legal 40' by 120' easement from the concerned property for full access for not only utilities but also parking there are some concerns that the plans may encroach on the easement.

I would say that I am closer to neutral rather than negative in my comments with certain stipulations clarified. Most of the points of concerns have been raised by others, however we have a few more specific concerns. Also, as we are the last and closest home that can ONLY be accessed via the school's se 28th driveway we have the unique honor of experiencing the good and bad of the site as currently built.

Specifically, here are the main concerns:

1. The drainage issue dating from the interior pitching building erected in late 2014/early 2015 is very serious. Not only does the water drain into 2805 se Lake Rd., the water also floods off the hillside immediately east of 2805 and flows approximately 150' west down the sidewalk until it can enter the street at the 28th drive cut out. There is a catch basin in Lake Road exactly where the water runs off, unfortunately that catch basin has been blocked and never drained since we purchased our house May, 2014. I have informally mentioned it to public Works folks (e.g. when they check the meter, or when they put up the crossing lights) and was assured it was a known issue and on a list, but this has never been corrected. It looks from the plans that the artificial turf fields are planning to tie into that drain: if so the drain will obviously need a full clean out prior to working.
2. The five parking spaces proposed directly due east of our property. Are they pull in or parallel? The text documents state parallel, yet most of the plans show pull in. Currently, when more than one field is in play, this area has at any given time a minimum of 6 vehicles parking in it, SUV's and full size trucks. There are current ruts in the grass from last Monday's game.
3. Path lighting, specifically regarding #2, above. The parallel parking plans show two path light poles, placed within 75' of each other, both directly along our property line and shared easement. I am familiar with lighting plans and understand lumens and angles of light. My concern is that the lighting plan does not clearly show the amount of light spill from two poles into our space specifically, and generally the overall light pollution from all the added lighting. Yes, the giant oak tree will shade the light, but only six months out of the year. I did read through the developer's spec sheets and noticed the plan was for a 50% reduction in lms when not motion activated, I also noted a vague reference to the path lights being timed to go off after hours. I believe this needs to have a much stronger commitment from the school with real consequences for non-compliance. The current lights the district placed 2 years ago are LED's, however on dusk to dawn and throw enough light to be able to read in our yard at night, 200' away.
4. The sidewalk to nowhere, designed exclusively for the parking lot that does not connect the parking lot to SE Lake Road. I did note that some amendments prepared for the 24th meeting also address this issue. I am concerned that the current plan does not clearly identify the remedy for this. In 2018, in Oregon of all places sidewalks should never dead end to nowhere, and needs must be formally addressed prior to plan approval.
5. Site access for walking. I noted the school district is planning to lock? the fields once completed? Does this include the walking paths through to the elementary school? We have two boys in North Clackamas, one attending Milwaukie E, and my observations are that well over 30 kids daily walk through these areas to from school. In addition, this same school district has sent us multiple memos, almost monthly as to how the

elementary school parking lot is full and closed for pick up and drop offs with the school district sanctioning the parents of the elementary kids utilize the 28th drive parking lots to transport their kids to/from the school. If the paths are locked, how will this work? It is our preference that the site remain accessible overall. The open nature of the small town schools is what drew us and our neighbors here. This plan overall feels far more suburban than the actual ideas the city of Milwaukie professes.

6. SE 28th Drive. This entrance is substandard by any measure currently. I do not see that this is being addressed at all. IF you subtract the current sidewalk (faded, unseen and parked over on game days), the minimum width is not code, especially at the connection to Lake Road. Case in point: three weekends ago a white Toyota Sienna minivan cut the corner too tight pulling west onto Lake Road and pulled out the last two feet of curb. It is currently sitting loose on the sidewalk on Lake Road. How can the district be allowed these huge improvements without formal plan to address the foot and vehicle traffic from Lake Road to the site? (This is related to #4, above).

I too have concerns overall that the net gain of adding of a field, adding the lights, increasing the sound will have a detrimental effect on our overall neighborhood. Should the plans go through as currently proposed it will be sad not seeing my neighbors access the fields for our positive mental health. There were about a hundred of us watching the eclipse last August from the baseball field. It was great to have a place where the kids could ride their bikes and walk as their attention waxed and waned. It is unfortunate that the city is willing to give up access and enjoyment this open green space has brought previous generations.

Lastly, I have to say that were these plans presented a year ago I would be more optimistic than neutral. Clouding these plans is the fact that NCS D has had a severe rat infestation for over six months at Milwaukie Elementary. One that was not taken seriously until State Representatives became involved. Through February, 2018 my eight year old, third grade child LITERALLY played with rat feces in the coat closet in his room. It was a month after I made a written complaint before the district took a serious, active role in eradicating the infestation. And that was only after I submitted the photos from 02-14-2018 showing the rat feces and urine stained carpet of the classroom and asked the district to clean it and fix it before I sent the photos to reporters. It is through these experiences that I question the sincerity, competency, and veracity of statements provided by North Clackamas School District.

See you tomorrow night,

Sincerely,

Michael Martin & Benjamin Brody

2725 SE Lake Road

Milwaukie, OR 97222

## Brett Kelter

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**From:** Hal Wacek <hal119@ipns.com>  
**Sent:** Tuesday, April 24, 2018 12:18 PM  
**To:** Brett Kelter  
**Cc:** hal119@ipns.com  
**Subject:** Comments on proposed Milwaukie High School Sports Complex expansion

Brett Kelter, Associate Planner

April 24,

2018

City of Milwaukie Planning Department  
6101 SE Johnson Creek Blvd  
Milwaukie, OR 97206

Milwaukie Planning Department and Commission:

I would like to know how the applicant [Milwaukie High School (MHS)] will show that it will reasonably meet the requirements of Milwaukie Municipal Code (MMC) Title 8 Health and Safety, Chapter 8 Noise Control, with regards to MMC Sections 8.08.040, .060, .070, and .090, notwithstanding exception 8.08.100 C of that chapter, regarding sounds caused by organized athletic facilities? If the Junior Varsity (JV) softball, varsity softball and baseball fields are used more than several times a month, the overall noise level in surrounding areas may be objectionable to many nearby neighbors, as this Noise Control Chapter correctly describes. How often will each field be used, how many persons will usually participate in each kind of use, what is the anticipated noise level intrusion onto nearby properties in each kind of use, how often will each noise level occur, and if neighborhood noise levels are regularly or often higher than those permitted by Table 8.08.090 of the MMC, what will the applicant do to mitigate those noise levels? Addressing this problem now would be far more practical than addressing it in 2020. Please note that the allowed noise level allowed in the Table in residential areas is approximately that produced by some residential refrigerators. Can the City of Milwaukie limit the use of each field with noise levels higher than this amount to only one time per month, or at most two? Also, could exceptional noise levels be prohibited by code after 6:00 p.m.? Doing so might also reduce the need for very bright field lighting capabilities.

While the new MHS design brings MHS parking closer to compliance with MMC 19.605, it does not meet that requirement. If the proposed uses of the MHS Sports Complex are reduced, the new design might then be able to come closer to meeting the parking requirements of MMC 19.605.

Finally, could planning meetings be better coordinated with other Milwaukie meetings, particularly planning meetings? Currently a Ledding Library public involvement meeting is occurring simultaneously with this Planning Commission meeting. Thank you for considering these comments, questions and suggestions.

Hal Wacek  
P,O, Box 171  
Clackamas, OR 97015

Note: I live across from the baseball field on SE Lake Road