

Note: Yellow highlighting on Page 2 represents text proposed by staff at the May 8 Planning Commission meeting.

**ATTACHMENT 2**  
**Revised Recommended Conditions of Approval**  
**Master File #CSU-2018-001 (with VR-2018-003 and P-2018-001)**  
**North Clackamas School District – MHS Lake Rd Sports Complex**

1. At the time of submittal of the associated development permit application(s), the following shall be resolved:
  - a. Final plans submitted for development permit review shall be in substantial conformance with the plans approved by this action, which are the plans stamped received by the City on March 5, 2018, and with the proposal as described in the submittal materials stamped received by the City on March 5, 2018, and amended by the applicant's materials stamped received on May 1, 2018; except as otherwise modified by these conditions of approval.
  - b. Provide a narrative describing all actions taken to comply with these conditions of approval. In addition, describe any changes made after the issuance of this land use decision that are not related to these conditions of approval.
  - c. The modifications required by these conditions of approval include the following revisions to all relevant plan sheets:
    - (1) As per Finding 6-c, fencing, slats, and wind breaks shall be replaced or repaired along the entire perimeter of the site. Fence slats shall not be required for any adjacent property owner who elects not to have them.
    - (2) As per Finding 6-c, revise the plans to provide an ADA-accessible connection between the Milwaukie Elementary School parking lot and the existing pathway to the junior varsity (JV) softball field. The revisions shall be configured in such a way as not to cause the existing nonconforming perimeter landscaping along the western edge of the parking lot to go further out of conformance.
    - (3) As per Finding 6-c, revise the plans to provide a 5-ft-wide sidewalk connection along the driveway between Lake Rd and the proposed parking lot sidewalk that meets the standards of MMC Subsection 19.606.3.D, including curb and gutter along the driveway between Lake Rd and the proposed parking lot sidewalk. The sidewalk may be on either the east or west side of the driveway; if on the west side, a marked crosswalk shall be provided to connect the required sidewalk with the proposed sidewalk on the east side of driveway.
    - (4) As per Finding 6-c, revise the plans to reconfigure the on-site driveway to the Lake Rd parking lot and/or the driveway approach so that they are aligned and one is not wider than the other.
    - (5) As per Finding 8-e, revise the plans to provide a pedestrian connection to the public right-of-way at 30<sup>th</sup> Ave and/or 31<sup>st</sup> Ave, sufficient to meet the applicable standards of MMC Subsection 19.504.9.

- (6) As per Finding 9-e, provide a detailed final landscaping plan that provides more information regarding plant materials, sufficient to demonstrate that the landscaping and buffering requirements of MMC Section 19.606 for parking lot landscaping are met. For the Lake Rd parking lot, this includes showing (1) at least 1 tree planted in the perimeter area between the adjacent property at 2805 SE Lake Rd and the southernmost of the 5 new parking spaces along the east side of the driveway to Lake Rd, (2) 1 tree in each of the interior planting areas at the southern end of the Lake Rd parking lot, and (3) at least 1 tree in the stormwater planter in the middle of the new turnaround. The final landscaping plan shall also indicate how invasive plants will be removed.
  - (7) As per Findings 9-e and 11-c, the plans shall demonstrate that the pathway and field lighting, respectively, in fact limits light trespass on adjoining properties as demonstrated in the application. In addition, the plans shall demonstrate that all existing and new parking spaces in the Lake Rd parking lot are covered with some level of illumination.
2. Prior to issuance of a certificate of occupancy or final inspection, the following shall be resolved:
  - a. Demonstrate that the pedestrian improvements required by Condition 1-c(2) and 1-c(4) have been completed.
  - b. Demonstrate that the Lake Rd driveway has been improved with a sidewalk as required by Condition 1-c(3).
  - c. Demonstrate that all landscaping has been installed as required by Condition 1-c(5) and in accordance with the relevant standards of MMC Section 19.606. Demonstrate that all invasive species vegetation has been removed from the landscaping areas along the perimeter of the subject property.
  - d. As per Finding 6-c-3, develop a Transportation Demand Management (TDM) program to limit parking-related impacts to surrounding properties. At a minimum, the TDM shall publicize the availability of the elementary school parking lot, promote carpooling or busing of players, discourage improper parking, and provide good-neighbor tips for on-street parking. The TDM shall provide a clear plan for ongoing parking management.
  - e. As per Findings 9-d and 9-e, demonstrate that a minimum of 96 total off-street parking spaces are provided and that they comply with the applicable design requirements established in MMC Section 19.606.
  - f. As per Finding 9-g, demonstrate that a minimum of 10 bicycle parking spaces are provided in accordance with the design standards in MMC Section 19.609.
3. Neither the field lighting nor the public-address system shall be used past 10:00 p.m. Pathway lighting shall not be used past 10:30 p.m. [This links to Finding 6-c-3, if any adjustments to findings are needed.]