

Brett Kelter

From: Patti Lange <patti@plcportland.com>
Sent: Thursday, May 03, 2018 3:36 PM
To: Brett Kelter
Subject: Re: THOUGHTS: MILWAUKIE SPORTS COMPLEX (PARKING)

Thank you Brett, I've glanced through the docs. Seems like others have been active in grabbing snap shots of the parking issues too. Also, sounds like there's several voices to the same concerns.

Regarding the parking, the District has "planned/demonstrated" for 200 people to come to games with the choice in bleacher seating capacity purchase. This would lead me to believe that a "similar" parking-spots-ratio would be in line to match that pre-done determination. This is NOT the case as presented by the Applicants. Nor has it been satisfactory by any "good neighbors" testimonies. NOW IS THE TIME TO FIX THIS.

I also saw and heard many comments about shutting things down at 9:00pm not 10:00pm. I want to be sure that's a resounding "heard" message.

Last, I did not get an answer about the decibel ranking of the current PA system. Since the "current decibel" system has worked, I really want to hear the answer to this on May 8th.

Thanks for your help Brett.

On Thu, May 3, 2018 at 2:47 PM, Brett Kelter <KelterB@milwaukieoregon.gov> wrote:

Patti,

I did not receive any photos attached with your last email. Can you resend?

I need to send out a link to the staff report and materials that we posted online yesterday for next week's hearing. Will do that to those we have contact info for this afternoon. In the meantime, you can find a link to the packet here: <https://www.milwaukieoregon.gov/bc-pc/planning-commission-6>. It includes our staff report as well as additional info from the applicant, and other comments received. The file number is CSU-2018-001—note that there are a couple of other items on the agenda for May 8.

I'm attaching a PDF of the material we received from the applicant on Tuesday. It includes answers to some of your questions. This info is also included in the packet as Attachment 4.

BRETT KELVER

Brett Kelter

From: Patti Lange <patti@plcportland.com>
Sent: Thursday, May 03, 2018 2:22 PM
To: Brett Kelter
Cc: Patti Lange
Subject: Re: THOUGHTS: MILWAUKIE SPORTS COMPLEX (PARKING)

Hi Brett,

We had a game last night and I thought it would be helpful to see what was happening on my street, the field itself and the designated parking lot.

In one picture, you'll note two people can't find a spot on my "dead-end" street and need to turn around using my driveway. I'm coming home and it's a bottleneck to get one out of my driveway, while another one wants to do the same yet I'm in line to use my driveway.

Also, one neighbor can't park on the street so he parked somewhat perpendicular to the curb and was hanging out into the street.

Another shows the very typical parking in front of the fire hydrant.

I have more pictures if you want them.

I think the rest of the pictures are self explanatory.

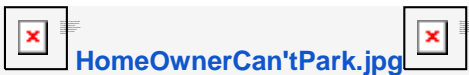
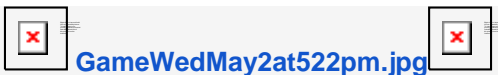
The biggest AHA.....

Between the cars parked on my street ONLY (32nd), the field itself and the designated parking lot, **73 cars total**. I'm sure other side streets were utilized too, but I did not go and check those out.

This count of 73 was for **ONE GAME** and after the game had already started. It would be more if there was another game starting and players were arriving early as required.

Have you gotten any answers to my questions from last week's emails?

Thanks Brett!!!



[OnFieldParking.jpg](#)



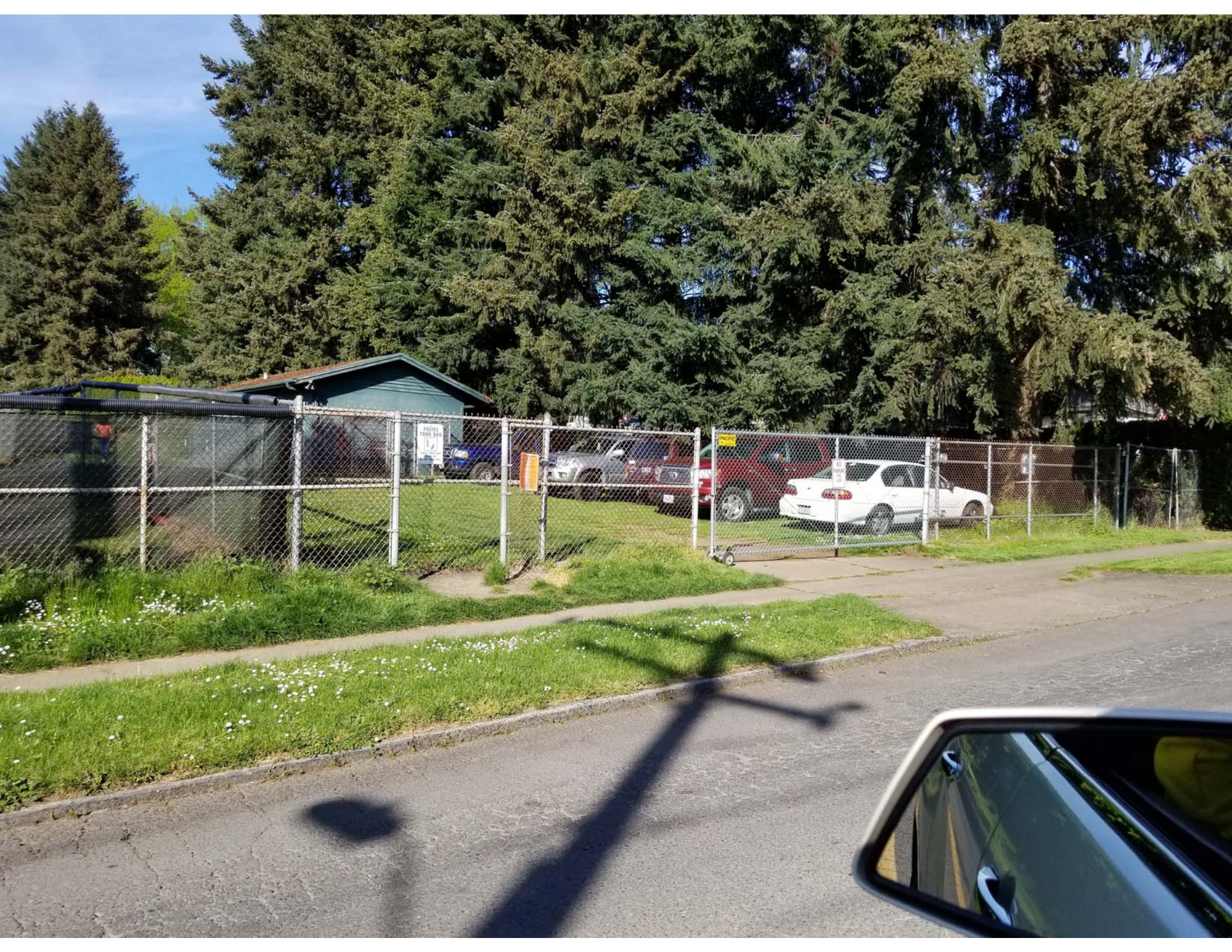


MILWAUKIE BASEBALL

AT BAT	BALL 0	STRIKE 0	OUT 0							
	1	2	3	4	5	6	7	8	9	RUNS
GUEST	0	0								0
MUSTANGS	0									0







Brett Kolver

From: Pepi Anderson <pepi.anderson6@gmail.com>
Sent: Friday, May 04, 2018 12:26 PM
To: Milwaukie Planning
Subject: Milwaukie Sports Complex

I am quite surprised at the negative comments expressed by neighbors of this complex. This is the same negativity that rears it's ugly head any time a neighbor feels an inconvenience.

We cry loud and clear about the "youth of our nation" being out of control with lack of consideration for others, rudeness, baggy pants and on and on yet we can't support something that will serve to bring them together in a positive way.

Other communities near us have embraced improved accommodations to provide healthy opportunities for our kids so why do Milwaukie residents not find themselves able to also do this?

I would love to have this next door to me! The draw of folks into our community to participate will contribute to a viable community for us, helping to support the future of Milwaukie. We are a "bedroom" community with a lot to offer.

The disturbances might be a few bright evenings, a few cheers from the crowd and yes a few evenings when there might be more cars coming and going, but this is all a positive lively thing our community should suffer from.

Please do not block this development! SUPPORT THIS.

Brett Kolver

From: Sarah Roller <lander_007@hotmail.com>
Sent: Friday, May 04, 2018 4:35 PM
To: Brett Kolver
Cc: Alex Roller; Dad- Scott Griffith
Subject: Re: [Planning Commission Meeting Packets] May 8, 2018 (Lake Rd fields proposal)
Attachments: CSU-13-15 MHS Plan Set update pages_3-12-14_electronic.pdf

Brett,

I would like to offer some additional comments regarding the parking lot and its impacts on my property 11630 SE 27th Ave. The condition created at the last meeting to have plants between the parking lot and the fence and replace the fence slats is not adequate as described below.

With the difference in the elevations between the parking lot and our yard, the fence that is currently in place realistically acts as a 4-foot fence at best. When people are standing on the parking surface, they can see into my entire yard. The reason that I am asking for a modification to the fence is because the requirement for perimeter planting has already been required before, and has not worked. CSU-13-15 required the applicant to plant 6-foot evergreen screening, groundcover, and 5 maple trees. Today, there are only a few of the ground cover plants and the maple trees. I remember when the trees were planted, but I don't recall any of the larger hedges being planted. Please understand that I'm not asking for the school district to reconstruct MY fence. This fence was constructed by the school district when the ball fields were first constructed. They would be modifying their own fence. A 6-foot fence makes sense when the properties are at the same elevation, but not when there is such a difference between the two properties. I don't see how requiring perimeter planting this time will be any different than the last CSU modification. The light from headlights shine directly into two upstairs bedrooms, as well as an ADU on my property. With a taller fence, this would not happen, and people would also be deterred from trying to climb the fence and seeing into our yard violating our privacy and security.

1. It will take multiple years for the plants to grow to a height above the current height of the fence.
2. NCSD has a history of not maintaining plants in the area, the plants will likely die due to a lack of water.
3. Our property has the greatest height difference between grade and the parking lot that needs to be addressed
4. Sightlines into our property are a major concern for safety, security, and privacy.
5. Noise and light are also very concerning
6. Sightlines and lights are direct into our ADU
7. There will be multiple feet between the fence and the plants which will create a security risk for our property and people using the parking lot because that space will be an easy hiding spot someone who wants to bad things, potential camping spot for transients and a collection spot for garbage.
8. The increase in use means thousands of more people will have unlimited views of our property. A person standing or walking in the parking lots needs nothing to be able to see over the fence, people in buses and other tall vehicles like trucks and SUVs have an even easier time seeing over the fence.
9. NCSD should have to fix the problem they created.
10. The slope of the area plants would be planted in will create runoff onto our property.

Facts you should know:

- The fence is NCSD's.

- NCS D raised the height of the land to make the parking lot.
- During the last set of improvements to the practice field, NCS D didn't maintain their plants everything has died that isn't a tree.
- NCS D allows invasives, noxious weeds to grow rather than maintain the property line.
- Our house has been cased by thieves several times from the parking lot.
- We have had things stolen from our property many times by people jumping the fence, taking things from our back patio and shed as a result of the view they gained from the parking lot.
- Our house has been here for almost 120 years long before the practice fields.

In addition to planting plants and replacing slats to screen headlights and noise NCS D should have the burden to block the view of our property to a height of at least 6 feet from the parking lot height up.

The only solutions that provide an immediate and long-term mitigation for the short fence the school district installed are to reduce the height of the parking lot, increase the height of the current fence, move the fence up the hill so that the fence height can truly mitigate the impact it has on our property or create a planter on the edge of the parking lot with a short retaining wall then move the fence on top of it (this option also creates a better planting area for the screening headlights and managing runoff).

Sincerely,
Sarah Roller

Sent from [Outlook](#)

From: Brett Kelter <KelterB@milwaukieoregon.gov>
Sent: Thursday, May 3, 2018 11:32 PM
To: Brett Kelter
Subject: FW: [Planning Commission Meeting Packets] May 8, 2018 (Lake Rd fields proposal)

Hello,

You are receiving this as one of the people who submitted comments or signed in at last week's land use hearing for the Lake Rd fields project (master file #CSU-2018-001).

The hearing was continued to May 8. The applicant was asked to provide additional information, so there will be an opportunity for more public testimony on May 8 (next Tuesday).

A staff report for the meeting has been prepared as part of the meeting packet and is available at the link below. This includes the applicant's additional materials as well as more public comments received since last week's hearing.

Note that there are several other items on the agenda next week, so it's not clear what time this particular item will get started.

Please let me know if you have any questions.

BRETT KELVER
Associate Planner



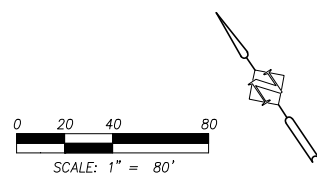
LAND USE

VEGETATED AREA SUMMARY TABLE

Existing			
Lots Size	448,438 SF	100%	
Buildings (to remain)	2,072 SF		
Pedestrian Path	5,867 SF		
Parking Lot	12,257 SF		
Driveway	9,364 SF		
Concrete	1,755 SF		
Total Existing Impervious Surfaces to Remain	31,315 SF	7.0%	
Proposed			
Building	4,800 SF		
Concrete Stairs and Pads	348 SF		
Total Proposed Impervious Surfaces	5,148 SF	1.1%	
Pedestrian Path (permeable AC)	1,177 SF	0.3%	
Landscaped areas (Lawn, trees, athletic fields)	410,798 SF	91.6%	
Minimum Landscape Requirement for Community Service Use		15%	

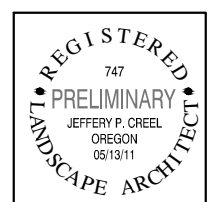
Data Source: GIS, Survey, CAD

P:\NCS-20_Milwaukie_HS\DWGS\SHEETS\DESIGN_REV\NCS20-3.0-SITEPLAN-DR.dwg



DATE	NO.	DESCRIPTION
03/10/14		DESIGN REVIEW REVISIONS
R E V I S I O N S		

DESIGNED:	HHPR
DRAWN:	JPC
CHECKED:	KBJ
DATE:	JANUARY 31, 2014



Harper Houf Peterson Righellis Inc.
 ENGINEERS * PLANNERS
 LANDSCAPE ARCHITECTS * SURVEYORS
 205 SE Spokane Street, Suite 200, Portland, OR 97202
 phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

SITE CONTEXT PLAN
BASEBALL INDOOR PRACTICE FACILITY
MILWAUKIE HIGH SCHOOL

SHEET NO.	3.0
JOB NO.	NCS-20



1. PRACTICE FACILITY PLANTING PLAN

CONSTRUCTION NOTES

- ① LIMITS OF WORK
- ② RE-STRIP EXISTING PARKING LOT STRIPES, TYP.

PLANT SCHEDULE

TREES

①
②

+ 9 *Acer plantanoides* 'Emerald Queen' - Emerald Queen Maple
2" CAL. B&B, WELL BRANCHED, LIMBED TO 6'

SHRUBS

③
④
⑤

36 *Vaccinium ovatum* - Evergreen Huckleberry
1 GAL. CONT., FULL PLANTS, SPACING AS SHOWN

39 *Mahonia aquifolium* 'Compacta' - Compact Oregon Grape
1 GAL. CONT., FULL PLANTS, SPACING AS SHOWN

GROUND COVER

④
⑤

33 *Arctostaphylos uva-ursi* 'Massachusetts' - Kinnikinnik
4" POT. CONT., FULL PLANTS, 30" O.C.

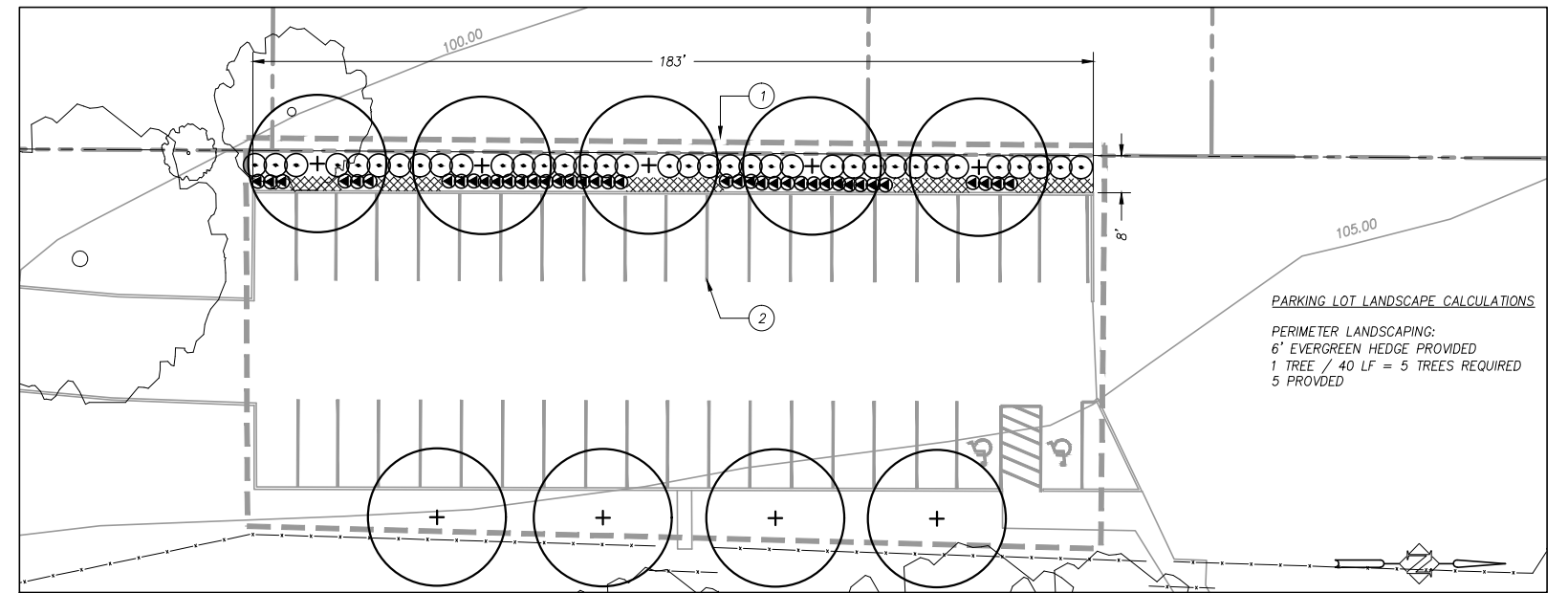
SEED MIXES

17,298 SF TURF SEED MIX - 7 LBS/1000 SF
CELEBRATION 3 WAY PERENNIAL RYE
SUNMARK SEEDS 503.241.7333

434 *Carex obnupta* - Slough Sedge
10" PLUGS 115 plants / 100 sf

GENERAL PLANTING NOTES

1. All construction shall be performed in accordance with current City of Milwaukie Standards and the Oregon Uniform Building Codes.
2. Install erosion control systems in accordance with City of Milwaukie Standards prior to site work and landscape installation.
3. Mark and protect all utilities, site features, and vegetation to remain in place.
4. Remove existing planting bed soils and replace and/or amend soils in beds in accordance with landscape plans and specifications.
5. Landscape installation shall include provision of an automatic irrigation system designed to compliment a landscape planting plan for beds in the plans meeting local and State building codes.
6. Plant material installed shall conform in size and grade to the "American Standard for Nursery Stock" current edition.
7. The quantities of plant materials shall be as determined by the contractor in accordance with the specified spacing or location on the plan. Material quantities shown on plan are for Contractor convenience only and shall be verified by the Contractor prior to installation. Surplus or shortages of plant quantities shall be the responsibility of the Contractor.
8. Landscape contractor shall water plantings for the duration of 90-day warranty period after installation and guarantee all plantings to be alive and in satisfactory health.



2. PARKING LOT PLANTING PLAN

PARKING LOT LANDSCAPE CALCULATIONS
PERIMETER LANDSCAPING:
6' EVERGREEN HEDGE PROVIDED
1 TREE / 40 LF = 5 TREES REQUIRED
5 PROVIDED

0 10 20 40
SCALE: 1" = 40'

LAND USE

DATE	NO.	DESCRIPTION	DESIGNED:	HHPR
03/10/14		DESIGN REVIEW REVISIONS	DRAWN:	JPC
			CHECKED:	KBJ
			DATE:	JANUARY 31, 2014

REGISTERED LANDSCAPE ARCHITECT
747 PRELIMINARY
JEFFERY P. CREEL
OREGON 05/13/11

HHPR Harper Houf Peterson Righellis Inc.
ENGINEERS*PLANNERS
LANDSCAPE ARCHITECTS*SURVEYORS
205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

LANDSCAPE PLAN
BASEBALL INDOOR PRACTICE FACILITY
MILWAUKIE HIGH SCHOOL

SHEET NO.
5.0
JOB NO.
NCS-20

P:\NCS-20 Milwaukie HS\DWGS\DESIGN\REV\NCS20-5-LANDSCAPE.dwg

Brett Kelter

From: Matt at Mountain Soles <mntsoles@hotmail.com>
Sent: Friday, May 04, 2018 4:40 PM
To: Brett Kelter
Subject: Re: [Planning Commission Meeting Packets] May 8, 2018 (Lake Rd fields proposal)

Hi Brett,

Thanks for your response.

For the record:

Has the PC been asked to visit this project site as part of their deliberations so they can see it in person?

Implying that this project has "larger community interests to consider" seems like a stretch to me... Yes, I agree this project may be a good idea for equity within the district, but it is poorly placed in terms of location; with residential housing all the way around it, with little to no space buffer, with clearly not enough parking for even it's current use, and no room for more parking should the site have more use than they seem to be telling us. Nearly all of the residents surrounding this project and farther into the neighborhood have had access to this site for as long as they have lived here and enjoy using it which is also part of the larger community. If this project goes through and they fence off the areas they plan to, there are a lot of people who live beyond the project mandated notification area who are going to be very irritated that they no longer have access to this site and little to no other open spaces to utilize within walking distance.

Ok, that's all for now.

Matt Menely
Mountain Soles & Outdoor Threads
Repairs for life's adventures since 1979
503.236.0785
www.mountainsoles.com

Find us on:

Brett Kelper

From: Michael Martin <mjacobmartin@gmail.com>
Sent: Saturday, May 05, 2018 12:06 PM
To: Brett Kelper
Subject: Ninety-Seven vehicles accessed 2905 SE Lake 1040 - 1100am re:CSU-2018-001

Hello Brett,

As the applicant has unfortunately not offered hard data to verify their claims that parking is fine and won't require anything more than what they want, here is the following hard data, with photos from observations made on May 5, 2018 between 10:40 am and 11:00 am: Please bear in mind that although I stopped counting to write this email, vehicles and people are accessing the Lake Road field at around one instance per minute, which for vehicles should equal a double trip as the vehicles go up, see it is full, then turn around and drive up and down all the nearest streets until they find a parking spot.

- 21 vehicles are parked in the gravel at the north end of the se 28th parking lot, including clearly blocking marked fire lanes
- 40 vehicles are currently in the paved portion of the se 28th parking lot, parking in the handicap accessible door access spots as well as usual spots
- 8 vehicles are parked in the grass (which has not yet been mowed in all of 2018) at the south end of the parking lot on the east side of the "driveway"
- 4 vehicles are parked on the far east side of the property, where the potential ADA access has been identified, blocking the emergency access at that point as well.
- 24 vehicles drove up se 28th looking for parking, turned around and left after dropping people or coolers, or chairs, etc in the parking lot
- 30 people walked up se 28th "driveway" to access the games, at the same time I observed at least four other groups of four or more people each carrying gear towards the entrance at the east end of the playing field property.

So that is a total of 54 individual trips observed in twenty minutes, of which an argument could be made that the trips should count as 78 trips as those 24 vehicles drove round and round city owned streets until they found parking.

Only two games were being played. One was an actual Milwaukie High Varsity Baseball game on their field, the other was for a private, pre-season jv tournament by teams from Keizer and Washington State. A baseball game played on the softball field.

It is 1140 am, and I'm watching a similar number of folks, both driving and walking access the fields as I previously observed and noted.





BTW, there are now ten vehicles parked in the grass on the south on for the 28th parking lot, and a grand total of 12 as some spots have turned over.

I spent time talking with attendees, mostly parents, grand parents, aunts, uncles, and even two sets of great grand parents watching the tournament, none could tell me who was in charge of the fields, how the games ended up being played here (although one did state they thought they were overflow from HoodView), and how horrible their directions were for finding places to park. A group of seven different drivers all told me how they went up and down all the different streets to find a place to park, one woman admitted to parking on 30th and climbing over the fence.

Does the City of Milwaukie Planning Commission really want the left overs from HoodView crawling around the city streets searching for parking? If this is only one high school game, and one pre-season commercially rented game, what will it be like when there are three or four fields in play, twice daily week nights and multiple times on weekends?

I submit this as strong evidence of the need for a clear parking study. One which accurately, with verifiable data, counts the number of vehicles and pedestrians accessing the site as built, one projecting the "expected use" and one projecting a "full occupancy" use.

Remember, I was not opposed to NCSD's plans at first, nor has the city or school district heard from our family complaints of how they are currently using the field. I have grave concerns that the planning commission has been given at best, a deeply flawed plan that does not accurately reflect the drastic changes every adjacent neighborhood will experience if NCSD is allowed to continue with building out these fields to a level of HoodView west. These fields are not at the edge of development, directly attached to a large suburban school campus.

thank you,

Michael Martin

2725 SE Lake Road

Milwaukie, OR 97222

Brett Kelder

From: Michael Martin <mjacobmartin@gmail.com>
Sent: Monday, May 07, 2018 7:29 AM
To: Brett Kelder
Subject: re: CSU-2018-001; addendum to May 5 traffic count

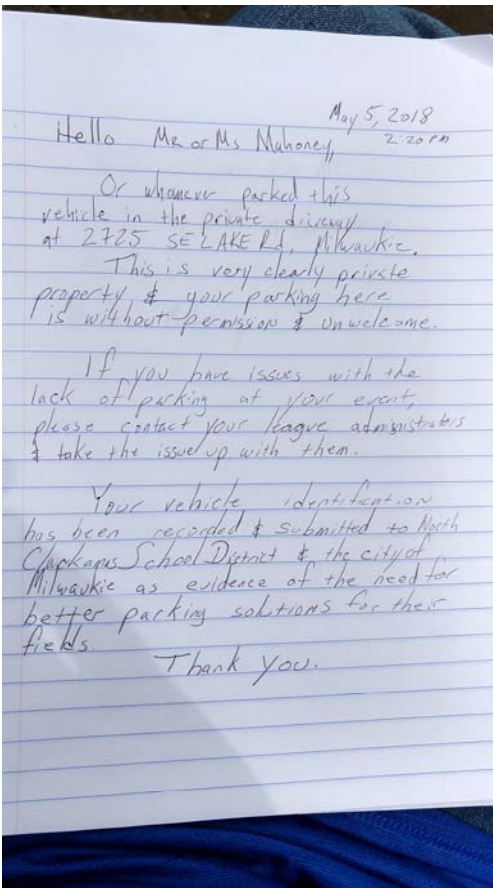
Hello Brett,

To follow up on email: "Ninety-seven vehicles accessed 2905 SE Lake 1040 - 1100am..."

The pace of greater than one car per minute entering, then exiting the se 28th drive continued throughout the afternoon. I cannot speak of the time between 2:10pm and 2:44pm, as I was out on a short bike ride with my sons. However upon returning home found a vehicle parked unwanted in our driveway



(attached)



From 14:45 through 15:20, while waiting for the owner or a tow truck to arrive 38 vehicles drove up into the parking lot via SE Lake Road, and a total of 54 vehicles exited. The pace of pedestrians walking up se 28th "driveway" during this time continued at a rate of more than one person or group of folks per minute, far more walking up than down. I do not have the full number, as at some point around 15:05 I stopped counting at 50 people.

The parking lot remained completely overfull, with continual, steady access observed by me until 17:15, when my spouse and I left for a fundraiser auction. Our son's sitter stated the traffic and games continued until after 19:00.

NCSD's narrative, that the traffic would only increase slightly, and then only during transitions from one game played to another is misleading and false. That may be how folks watch local home games, however it has been the experience of this homeowner and occasional attendee that in this age of blended families with multiple parents, grandparents, step and half siblings, along with the large variety at which the American family partakes in a variety of athletics that folks continually come and go when watching games. Folks come and go for fast food breaks. They come and go to pick up/drop off other children to/from their excursions. Two parent households are most often also two income households with two different work schedules needing two different modes of transportation.

I cannot stress enough that NCSD's suggestion that the City of Milwaukie's Planning Commission take NCSD's unverifiable statement that whatever parking NCSD wants will be sufficient is an erroneous one and one not supported by hard data. Increasing the number of fields and capacity and times played will only increase the traffic on all city owned streets within a half mile of these fields. As the Planning Commission has heretofore now not required a transportation study, the planning commission does not have accurate, verifiable data to grant approval to this CSU.

I am asking that the planning commission and city of Milwaukie require the transportation study needed for an accurate assessment to the impacts of the city's infrastructure, as well as an accurate amount of parking needed

thanks,

Michael Martin
2725 SE Lake Rd

Brett Kelter

From: Michael Martin <mjacobmartin@gmail.com>
Sent: Monday, May 07, 2018 9:11 AM
To: Brett Kelter
Subject: CSU-2018-001

Hello Brett,

This email is specific to how Milwaukie High fields were accessed on Sunday, May 6, 2018 and how it pertains to the CSU up for review. All data in this email is separate and distinct from the emails regarding the May 5th parking and should be treated as such.

Parking and pedestrian access started before 0800 on May 6th. By 0900 the paved parking and gravel area of the lot was full. The following is data collected from 1140am to 1210pm:

Ninety-four vehicles were parked either on the 2905 SE Lake Road property or in the Milwaukie Elementary Parking lot.

Only two games were in play

- 23 vehicles in gravel area at 1140, 24 at 1200
- 39 vehicles in paved lot at 1140, 40 at 1210
- 13 vehicles were parked in the grass on the east side of the se 28th "driveway" at 1210
- 6 vehicles were parked in the grass on the east side of the fields, directly off se Lake Road
- 11 additional vehicles were parked in elementary school lot at noon.

All fire lanes and turn around were completely blocked to the fields by double parked vehicles. See included photos. Please note, that while these photos show some of the same vehicles as the May 5th parking documentation, these are in fact from May 6th. Many of the participants and attendees obviously were at the fields both days.





Please note I am only including the parked vehicles in these counts. From 0900 through 1900 not only did the parking remain at over capacity, but vehicles continually accessed the se 28th driveway at a rate greater than one per minute. There was no time it was less than this rate for ten hours. from 1500 through 1700 I was outside and observed 167 vehicles entering, driving north on se 28th "driveway" and 135 vehicles exiting, drive south on se 28th "driveway". The parking lot saw full turnover of overcapacity at least five times on Sunday. All these vehicles accessed this "private" drive via Milwaukie city streets. While I do not have hard data; ie photos, video and vehicle counts, It is reasonable to extrapolate that most of those vehicles drove around the neighborhood looking for side street parking as the pedestrian access continued to flow both in and out throughout the entire 12 hours.

Again, as was the case Saturday, I could find no clear official from NCS D to whom I could voice my concerns re: their guests blocking fire and emergency access to both their fields and our home.

This data directly applies to the CSU-2018-001 as it directly shows that NCS D has failed to provide not only adequate parking facilities as the fields are currently used, but it also shows a continual disregard for the health and safety of both Milwaukie High users and those to whom the District has commercially rented these fields. [This is an established pattern of disregard to the prior amendments granted to NCS D by the city of Milwaukie's Planning Commission and NCS D has offered no tangible evidence, procedure or consequence to follow through responsibly with the major changes for which they are asking.](#)

The photos and data in this email as well as the photos and email sent May 5 clearly show code violation of current use. While this does not show future noncompliance, it sets the precedent. In addition, by sending these to the city of Milwaukie, the city has hard evidence upon which to act for the present safety as well as the future safety of the people of Milwaukie.

[I am Asking for the Following Amendments to CSU-2018-001](#)

1. In light of the hard data (photos) submitted in both May 5 and May 6 parking, I am formally asking that the Planning Commission revisit their request for input from [Clackamas County Fire District #1](#) forwarding the correspondence demonstrating the current sites inability to comply with safe access and whether the proposed increase in usage of both frequency and fields adequately alleviates the current noncompliance.
2. **I am also asking that CSU-2018-001 be amended to compel that at any time the fields are in use, either by Milwaukie High School OR rented out that an identified, paid employee or contractor of NCS D be onsite and easily identifiable by either badge, uniform, marked vehicle, etc. It is clear that the coach cannot be responsible for the parking and safe access, and it is completely unfair and unreasonable to ask any coach or umpire to be responsible for such an undertaking. The Umpire's job is to oversee fair play of the game. The coach has the responsibility for the education of healthy competition and sport playing of our city's children and young adults. Asking them to be traffic cop is plain silly and frankly incredibly disrespectful to either profession.** These fields are zoned R7 and so far out of compliance that the City of Milwaukie can compel NCS D to adequately staff any events on their property to maintain the health and safety of the citizens and visitors of the City of Milwaukie.
3. And lastly regarding this data, I am formally asking that an actual transportation study occur prior to the approval of CSU-2018-001. This data shows what happens as the fields are currently used. Adding a field, tripling the number of Milwaukie High teams using these fields, taking the bleachers from under 200 total seats currently to over 600 seats (three fields at 200 seats each), artificial turf and lighting the fields, team locker rooms, added bathrooms and quadrupling plus of the concession square footage will result in a MAJOR increase from the fields current out of compliance usage.

thank you,

Michael Martin

2725 SE Lake Road

Brett Kelter

From: Michael Martin <mjacobmartin@gmail.com>
Sent: Monday, May 07, 2018 10:41 AM
To: Brett Kelter
Cc: Aaa Ben Brody
Subject: re: CSU-2018-001 & five proposed pull in parking spaces on south end of parking lot out of code

Good Morning Brett!

This email is in regards to CSU-2018-001 and the proposed five pull in parking spaces on the south end of the parking lot at the top of the se 28th "driveway".

As with so many of the "plans" submitted by NCS D to you, they are in error. They are flat plans that do not show the topography, and therefore do not show a net elevation gain of eight plus feet in height from the opening of the furthest south's space to it's connected path. Here's a visual of the vehicles parked May 6th illustrating the

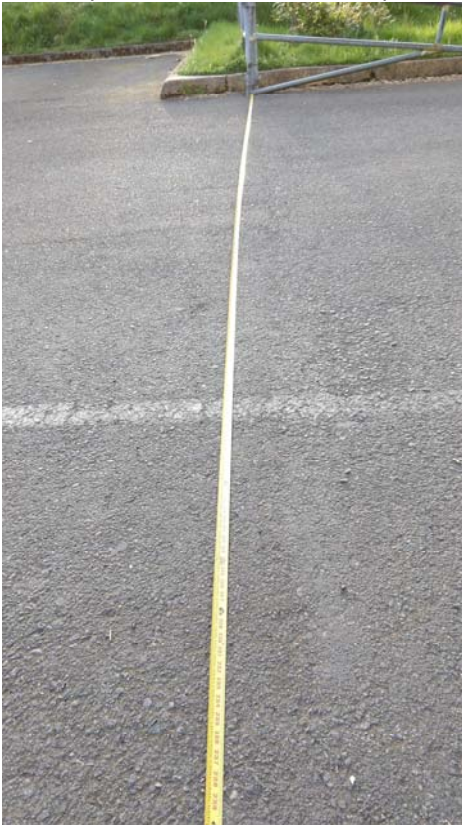


error:



These photos show that an 18' minimum length, 9' minimum width, with a five foot walk way per CSU recommendations and Milwaukie Municipal code 19.606 will not fit without major re-engineering of the slope of the property, which needs must fall under this CSU, not any future building plans as this will require the removal of the existing fence, which the CSU specifically states will be kept. In addition, my best understanding from the flat, non-topographical and therefore inaccurate lighting "plans" submitted by NCS D is that they plan to place a sixty foot high pole within five feet of the disturbed and rebuilt slope. This is a major revision of the land as built and as such requires it be included in the CSU proposal for an accurate, safe, and legally binding approval of CSU-2018-001.

In addition, this section of the driveway is just 22' at its' widest, and under 21' at the existing gate, which according to the May 1 documents will be kept? Here's some more visuals:





Milwaukie Municipal Code 19.606 specifically states that the two way drive be 22' wide minimum. This does not meet code as built and I cannot see anywhere in the CSU-2018-001 documents that specifically allow either the variance for here or the reconstruction of that portion of parking lot access to meet code.

I am asking that NCSD provide accurate proposed "plans" demonstrating that either their proposal meets code and will fit, or submit plans and elevations showing the removal of such a drastic slope prior to the approval of CSU-2018-001.

Again, I thank you, all the rest of the Planners, and every official with the City of Milwaukie for all their hard work to date, AND in following up with the many inaccuracies submitted by NCSD.

Respectfully,
Michael Martin & Benjamin Brody, MD
2725 SE Lake Rd
Milwaukie, OR 97222

Brett Kelter

From: Michael Martin <mjacobmartin@gmail.com>
Sent: Monday, May 07, 2018 11:16 AM
To: Brett Kelter
Cc: Aaa Ben Brody
Subject: CSU-2018-001 and proposed parking lot walkway not in compliance with code or current site

Hello again Brett,

This email is in regards to CSU-2018-001 and the proposed pedestrian walkway of the east side of the existing, as built, parking lot at the top of the se 28th "driveway".

The "plans", documents, and narratives submitted by NCS D fail to accurately disclose either the slope of the existing land or the four trees planted as part of the 2014 CSU. If the path is built as shown in current CSU documents and narrative, then the four trees will need to be destroyed as their trunks are currently just 70 inches from the curb of the existing parking lot. The narrative does not document nor request what will become a negation of the immediately prior CSU for this same property. Here are some more visuals to demonstrate my statements:



I especially appreciate how the 40" height of the silver SUV in the bottom photo shows just how much higher the ground is less than five feet away from the curb, and again how much higher the proposed existing fence to be kept will be hanging and destabilized above the proposed walkway.

I understand that as the trees are under 5" diameter they do not need to be included in any tree preservation plans per Milwaukie Municipal code. NCS D has certainly followed the letter of this code.

Unfortunately in following the letter of one code they have negated the prior CSU requirements and I cannot find in any of the documents submitted for either the April 24 meeting or the revisions any acceptance of fault or plan for remediation by NCS D under this CSU.

We are formally asking that this issue be officially addressed by the City of Milwaukie, it's Planners, and Planning Commission and a written resolution and plan of action be included prior to the acceptance of CSU-2018-001.

respectfully submitted, and thanking everyone at the city again for their dedication to finding an accurate solution to the holes in NCS D's submittal,

Michael Martin & Benjamine Brody, MD
2725 SE Lake Rd
Milwaukie, OR 97222

Brett Kelter

From: Michael Martin <mjacobmartin@gmail.com>
Sent: Monday, May 07, 2018 12:54 PM
To: Brett Kelter
Cc: Aaa Ben Brody
Subject: CSU-2018-001 City Planner errors in site and CSU trespass upon private easement

Hello Brett, once again

In regards to the Milwaukie City Planner submitted narratives there are some errors and omissions. This email details specifically two:

1. 5.3 document, Attachment 1, page 26, second full paragraph: The applicants plan sheets and the City's computer-mapped data are in **grave** error. With regards to the City's computer-mapped data, the error is understandable as NCS D notoriously does not adequately maintain the land surround the parking lot, and the City's computer-mapped data shows an elevation change of just 1 to 3 feet higher in the parking lot than the chain link fence. It is due to the excessive noxious weed growth around the parking lot - 2018 is not an exception in that NCS D has yet to mow any ancillary land around their fields not directly facing SE Lake Road. I extensively measured all 39 parking spots of the paved area to the height of the property fencing and found **NO SPACE LESS THAN 36 INCHES HIGHER than the abutting fences. Paved Parking spots were as high as 62 inches ABOVE the base of the fence on the west side of the parking lot.** My measurements were done utilizing my 24" laser level with digital angle finder and while not a fully certified surveyor's instrument, I did calibrate the device and verified accuracy with a redundant 6' level each time, each parking space. On the three occasions my laser level marked the curb instead of the fence, I measured the curb height and subtracted the difference between laser dot on curb and laser dot on fence from curb height. With full respect due to Milwaukie City Attorney's statements made at the April 24th meeting that NCS D could provide vegetative screening meeting code requirements within three years, his statement was made based upon inaccurate information offered by NCS D. Any vegetation planted by NCS D would need to grow to 92" height within three years to meet the minimum screening from the headlights in the parking lot. I am not a licensed Arborist or Horticulturist, however I do not know know of a single non-invasive species which would grow three feet in height per year to meet the CSU requirements: therefore, without the license of a specialist certifying plants prior to approval of this CSU, it is an unattainable, unreachable, and unrealistic requirement of the CSU and therefore invalid. The smartest, quickest, cost efficient, and most expedient solution to this conundrum would be to require the correct manual screening of a higher fence. This would avoid pesky further LUBA appeals about screening parking areas from residential neighbors in full residential zones.
2. **Regarding Planning Commission Memo 5.3, page 4, conclusion B., Condition 2:** This condition has the potential to trespass upon our easement for full access to our property. Specifically, our water meter is within a foot of the west side of the current curb of the south end of the se 28th "driveway". Our private water line runs 200 +/- feet north from the meter up the current grass covered easement to our house. As far as we are aware, our water line was placed to the standard of a residential access line and not to the engineering standards of a water line placed under a commercial pathway or street. NCS D can state until they are blue in the face that SE 28th is a "driveway", however, the incredible commercial strain placed on our private water line is a trespass on our easement. If the City of Milwaukie is considering statement 2 as a condition of approval, then the City needs to also require that NCS D provide a locator service and map the actual location of our water line. If NCS D trespasses upon it to a standard beyond its' ability, such as a sidewalk or vehicular traffic, then NCS D must also be required to provide a properly engineered waterline to our property able to withstand the added stresses associated with the increased use. If this issue of trespass on easement is not acknowledged and a remedy not formally required by the CSU, it will bind up the approval of this CSU and legally involve the City of Milwaukie in a private easement dispute for a potentially long and costly time.

Please understand that since May, 2014 we have invested over \$60,000.00 in upgrading our home's electrical, plumbing, HVAC, windows, and insulation, fully permitted as needed and to achieve a highest level of efficiency. This does not include the added costs of painting, remodeling any kitchens or baths, or replacing rotting wall, floor, or ceiling coverings from prior deferred maintenance. We bought this specific house in this specific location with the eye of a long term, multi generational home, which is actually quite like 90% of the homeowners whose property abuts the NCSD fields. We all understand and appreciate NCSD's needs for playing fields and even improving the current state of the fields.

Our family appreciates the difficult and potentially beyond irksome place CSU-2018-001 has put city officials between Milwaukie residents and NCSD. It is unfortunate that NCSD has not been fully forthcoming in this plan, nor actually offered any personal assurances of compliance. After stock taking of this weekend's use and abuse of NCSD's playing fields I find the analogy that our school district is in its' adolescence and with their recent bond approval seem to have taken more responsibility and authority than perhaps any adolescent can safely handle. Certainly the erroneous documents submitted, running target of expectations, reticence of any compromises offered feels like the CliffsNotes version of a high schooler's sophomore term paper. As such, it needs the sometimes difficult position of the adults setting accurate, verifiable limits with real consequence for non compliance.

Once again, we are thanking you and all City of Milwaukie professionals in navigating this CSU to an agreeable resolution for all concerned parties.

respectfully,

Michael Martin & Benjamin Brody, MD

2725 SE Lake Road

Milwaukie, OR 97222

Brett Kelter

From: Matt at Mountain Soles <mntsoles@hotmail.com>
Sent: Monday, May 07, 2018 12:39 PM
To: Brett Kelter
Subject: Additional Comments- Parking

Hello Brett,

Here are additional comments for the PC regarding the ball field project. I will be sending several additional emails with pictures from the weekend.

Over the weekend there were 2 baseball fields being used all day Saturday and Sunday. The parking lot was completely full on both days, the entire day into the evening Sunday (including in the grass next too the driveway and in the gravel/grass at the north end of the parking lot).

Saturday: I took a minute in the middle of the day and counted 64 cars at parking lot 12:15 pm in the parking lot (including in the grass next too the driveway and in the gravel/grass at the north end of the parking lot. Cars also overflowed onto 27th, 28th, and 32nd. There were only 2 cars parking in the elementary school parking lot at 12:15 and at least one of those cars was someone who was at the school.

Sunday: The parking lot was completely full all day. At 5pm there were over 30 cars parked on 28th and more cars on 27th with people walking up and down to the fields over the day and only 3 cars parked at elementary school lot. Umpires were even forced to park in grass next to the driveway as well as on 28th. Many folks who parked on 28th and 27th walked down from parking lot to get cars at 8:30 then drove them up into the parking lot to pick up people (more trips up and down the driveway). The last car left the parking lot at 8:45pm. One of the neighbors that lives along the driveway got into loud argument (complaining about vehicle speed) with some folks who were leaving the parking lot around 8:30. I almost called the police but the altercation ended. It is clear that the neighbors patience is wearing thin and many of us are getting irritated about the speed and volume of traffic going up a and down the driveway.

There were literally hundreds of vehicle trips up into the parking lot over the weekend. People drove up there, finding no parking and then had to turn around and drive back down and find someplace else to park. There were also many people not from the area who clearly did not know where they were going and I saw multiple U turns on Lake road at 28th and 27th as people were trying to find the parking lot or a place to park. The current use of the facility is not able to handle the capacity and the overflow of traffic and parking onto the neighboring streets is creating a negative impact on those of us that live here. If I or any of my neighbors along the driveway to the fields, on 28th or 32nd had decided to invite a group of friends over for a gathering this weekend, there would have been no place for anyone to park in the neighborhood. Most of the games up at the fields this weekend were not being played by kids from Milwaukie.

The current and proposed use of this facility does not seem to fit in with the surrounding residential use. For example, Hood View Park in is surrounded by rural agricultural land so the noise, lights traffic and other impacts are not as great as they are in Milwaukie. The same is true for Riverside Park which is surrounded by the Clackamas river and commercial/industrial use.

Lights- I have spoken with a friends who have kids that play baseball and have played evening games at Hood View Park in the past. The feedback that I heard is that if a game is going on up to 10pm, they won't stop the game and no one is there to turn off the lights and shut the place down. They continue until they finish the games and even if they do end a game around 10pm, lights are often still on later and people who are cleaning up don't leave until 30-60 minutes after the games end. Who is going to stop a game at 10pm if lights are allowed?

Time of use- Also, there needs to be a very firm set of rules in place and enforced for time of use if they are allowed to continue with their plans. Games at other parks can be scheduled to start as early as 8am, but often times that means that teams show up as early as 7am to warm up before their games. Having impacts on the neighbors as early as 7am and perhaps going later than 10pm is not going to be acceptable to those of us that live here.

A Proposal for the School District to consider:

If the school district wants to be in the business of renting out playing fields and having facilities that go later into the evening, perhaps it is time that they consider selling this property to N. Clackamas Parks so that it is re-developed into a large scale park that benefits the whole community (with fewer playing fields). There are very few parks and open spaces in Milwaukie and this could be a great location for one. The school district could then take money from selling this property and look at one of the following sites which all have better vehicle access and are not surrounded on all sides by residential housing:

Southgate Park & Ride (which sits empty since the light rail went in 2.5 yrs ago and has parking and some lighting already installed)

Murphy Site

McFarlane Site

Turning Point Church (currently for sale)

The Turning Point Church site may be the best site for this kind of use and it is close to the existing fields at North Clackamas Park.

Thank you,

Matt Menely

Brett Kelter

From: Matt at Mountain Soles <mtnsoles@hotmail.com>
Sent: Monday, May 07, 2018 12:42 PM
To: Brett Kelter
Subject: Fw: Saturday parking conditions
Attachments: IMG_2896.JPG; IMG_2897.JPG; IMG_2898.JPG; IMG_2899.JPG; IMG_2903.JPG; IMG_2905.JPG

Hello Brett,

Attached are what the parking conditions looked like on Saturday at the ball field parking lot for the PC. These were all taken between 12:15 and 12:20. There is one picture looking down 32nd (does not capture all the cars on parked on the street) and one of the elementary school lot (2 cars)

Thank you,

Matt Menely







PLAY IT AGAIN
SPORTS

BLAVERTON, OR

284 000

503-455-4115

How Buying Quality Upgrades







Brett Kelter

From: Matt at Mountain Soles <mtnsoles@hotmail.com>
Sent: Monday, May 07, 2018 12:45 PM
To: Brett Kelter
Subject: Fw: Sunday night 8:30-8:45
Attachments: IMG_2923.JPG; IMG_2924.JPG; IMG_2925.JPG; IMG_2928.JPG; IMG_2933.JPG; IMG_2930.JPG

Hello Brett,

Attached are what the parking conditions looked like on Sunday night as people were leaving the at the ball field parking lot. These were all taken between 8:30-8:45. There are people walking on both sides of the driveway and there were several close calls with pedestrians as well as vehicles having a hard time entering the driveway from Lake as other cars were coming down the driveway. These pictures were taken from my front porch.

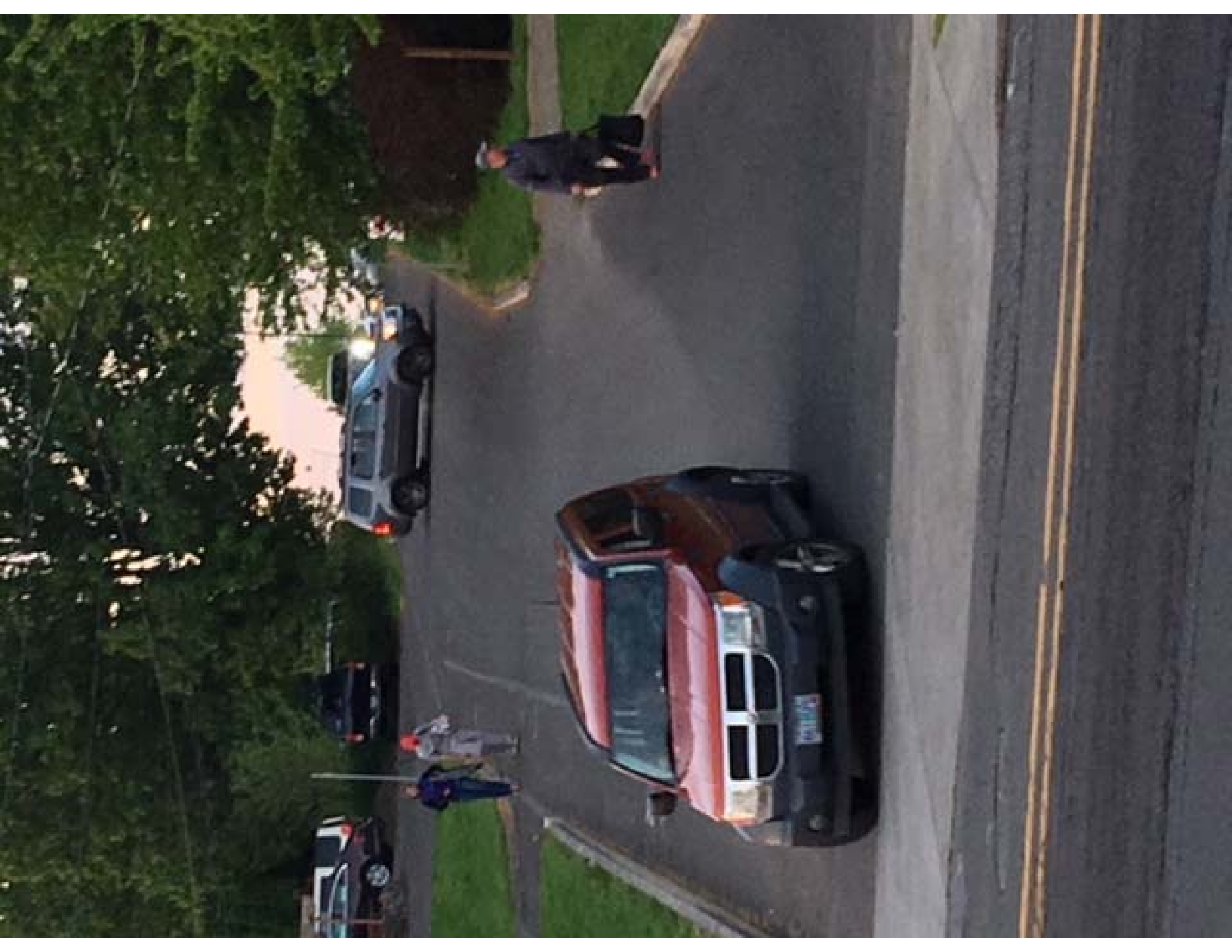
Thank you,

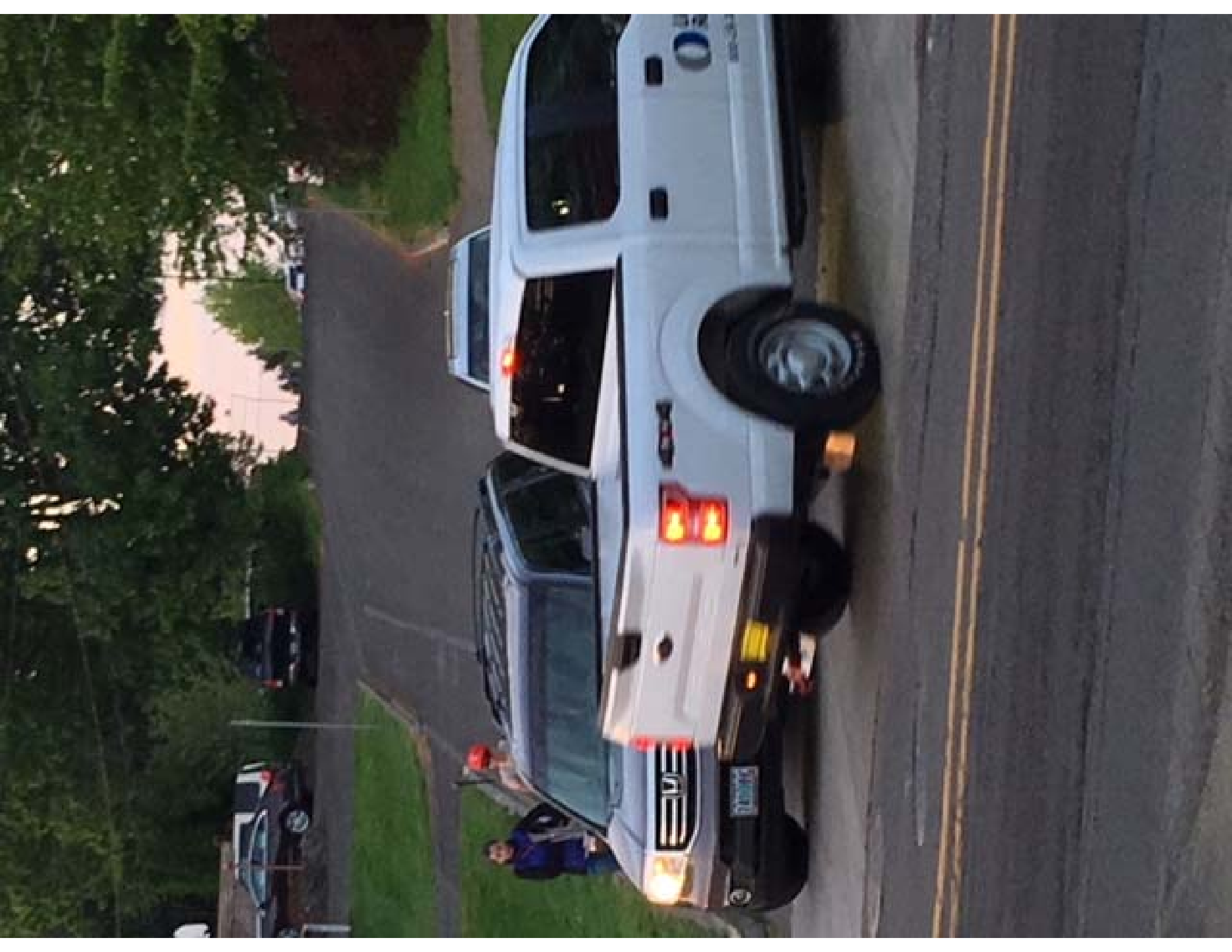
Matt Menely

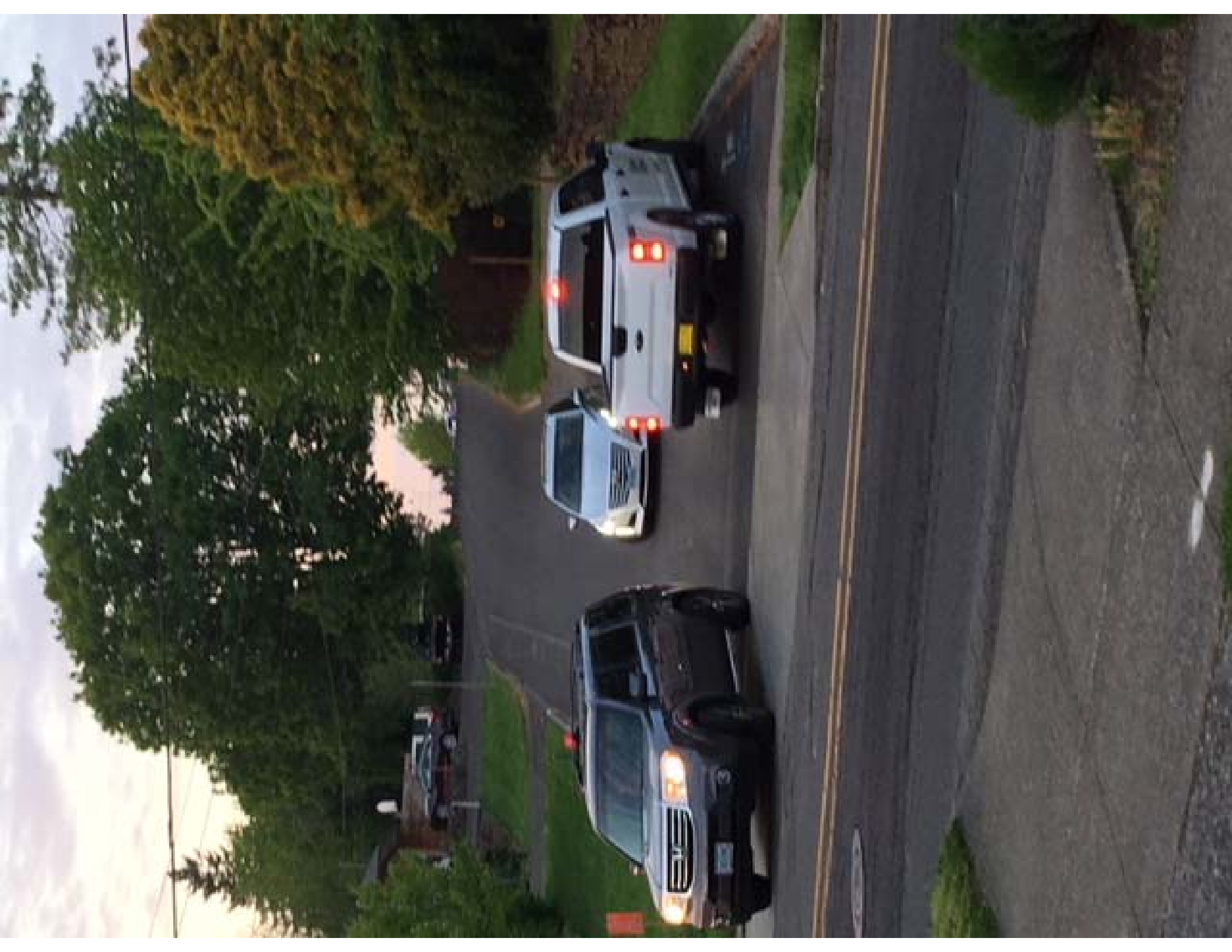
Matt Menely
Mountain Soles & Outdoor Threads
Repairs for life's adventures since 1979
503.236.0785
www.mountainsoles.com

Find us on:
[instagram](#) & [youtube](#)

From: Matt at Mountain Soles <mtnsoles@hotmail.com>
Sent: Monday, May 7, 2018 3:44 AM
To: Matt at Mountain Soles
Subject: Sunday night 8:30-8:45













Brett Kolver

From: McVay, Yvonne <Yvonne.McVay@claconnect.com>
Sent: Monday, May 07, 2018 5:06 PM
To: Milwaukie Planning
Cc: McVay, Tory (tory.mcvay@onpointcu.com)
Subject: RE: Milwaukie High School Lake Rd Sports Complex

Hello again,

I forgot to mention that unfortunately the Milwaukie High School baseball and softball teams both have games tomorrow night. Therefore, many supporters of this project are unable to attend the meeting. We would also like to attend, but unfortunately our son also has a game in Seattle. We will be there in spirit.

Thank you again for listening.



Yvonne McVay, CPA, Director

CliftonLarsonAllen LLP

Direct 503-808-4118, Mobile 503-887-7368
yvonne.mcvay@CLAconnect.com

Main 503-224-0860 x14118, Fax 503-248-6788
1211 SW 5th Avenue, Suite 2300, Portland, OR 97204
CLAconnect.com



WEALTH ADVISORY | BUSINESS | TAX, TRUST, AND ESTATE PLANNING



*Investment advisory services are offered through CliftonLarsonAllen
Wealth Advisors, LLC, an SEC-registered investment advisor.*

From: McVay, Yvonne
Sent: Monday, May 7, 2018 5:02 PM
To: 'planning@milwaukieoregon.gov' <planning@milwaukieoregon.gov>
Cc: McVay, Tory (tory.mcvay@onpointcu.com) <tory.mcvay@onpointcu.com>
Subject: Milwaukie High School Lake Rd Sports Complex

Hello Milwaukie Planning Commission and Staff Members:

We would like to submit public comment regarding CSU-2018-001 and the Milwaukie High School Lake Rd Sports Complex project. We would have contacted you earlier, but unfortunately we only recently learned that there were concerns about this project.

We have been active in Milwaukie schools and our community for at least 20 years. All three of our children attended Milwaukie Elementary, Rowe Middle School and Milwaukie High School. We have been involved in this project from the beginning. We were involved in the fundraising and planning for the fieldhouse and helped to pass the bond measure that allows us to build this complex. Yvonne is a member of the Community Bond Oversight Committee. All

three of our children would have benefited from having this facility when they were participating in youth and high school sports. This complex really will help every athlete in our community. It will benefit boys and girls who will use the facility for baseball, softball, soccer and football. It will benefit students who participate in other sports such as basketball, dance team, volleyball, etc because it will free up gym time. It will also benefit the community in general because the facilities will be available for rent when not in use by our youth and high school programs. Our son played Milwaukie baseball from preschool to senior year and is now playing baseball at the University of Portland. We are a baseball family. We have visited baseball facilities all across the country, and we are dedicated to building a strong Milwaukie Mustang baseball program. We listened to the video from the April 24, 2018 meeting. Although there were many good questions asked and answered, it was disheartening to see members our own community and some members of your commission be so negative and accusatory in some of their questioning. I was surprised to hear negativity from neighbors. We know of field neighbors who actually come to the baseball games and enjoy having them near their homes. It is a fun and wholesome environment!

We are in agreement about parking concerns. For four years our son had to park on a residential street and change into his uniform in his car or while standing outside his car. I'm sure the neighbors didn't like this, and it was very tacky for visitors to see this happening. This complex eliminates that problem by giving our players a private team room to change in and safely store their personal items. Parking is always going to be a problem at Milwaukie schools because of our location. We believe parking issues can be negotiated and worked out.

Let's talk about the reality of baseball in the Pacific Northwest. Last year was our son's senior year, and his team played only FOUR home games at our home field. This was entirely due to the fact that our field was soaked and unsafe for play. I believe we played just as many "home" games at Clackamas High School on their turf as we did at our own field. Artificial turf is quite standard now. If you were to look at the top baseball teams in Oregon we can assure you that the vast majority have turf fields, especially if their school is located in the rainy Willamette Valley. Obviously the teams that practice and play games more have an advantage over those who can't. Unless artificial turf has been proven to be unsafe by the US Environmental Protection Agency and/or the US Department of Health and Human Services it should be considered safe by the City of Milwaukie. The fields at Lake Rd are not intended to be a public park. We are happy to see that public access will remain with the perimeter path, but the fields and buildings need to be protected. Over the years we have had several problems with people allowing their animals on our fields, riding bikes on our fields and also people breaking into our tower, vandalizing and ruining our equipment. Because of things like this it is very standard that high school facilities are closed to the public.

One other thing that happened in our son's senior season was senior night. We finally were able to host a home game against Wilsonville. Our field property is truly beautiful and coaches, players and parents put a lot of work into it to make it that way. It was a very nice setting. However, our PA system picked that night to malfunction, and our senior night ceremony was disrupted and barely audible. It was embarrassing, especially in front of a wealthy community like Wilsonville. Our spectator seating is also quite old and inadequate. We need new facilities! It took Milwaukie decades to raise enough funds to build our fieldhouse. We were the last high school in our district to get an indoor training facility, and we would not have been able to build it without the help of the school district and community volunteers and donors. We worked very hard to get this bond to pass, so we could finally say that Milwaukie's baseball and softball facilities are just as nice as Clackamas' and Putnam's. If you don't approve this project we will, once again, be the last high school to have equitable facilities. We're tired of Milwaukie being last and being labeled the "poor" school. We think it would be especially sad if we are last again simply because our city government wouldn't allow us to continue with the project. We hope that you can see the value in the improvements at Milwaukie High School. Give us the opportunity to have even more pride in our school than we already have. Strong neighborhood schools make strong communities!

Because of all of this we urge you to approve CSU-2018-001. Thank you for your service to our community and for listening to our concerns.

Sincerely,

M Tory and Yvonne McVay
12951 SE Vernie Ave
Milwaukie, OR 97222
503.887.7368

Brett Kelter

From: Jennifer Wolfe <jbwolfe67@yahoo.com>
Sent: Monday, May 07, 2018 7:26 PM
To: Brett Kelter
Subject: Milwaukie High School Field Improvement

First, I'd like to state that I believe there should be no limit for school teams to use the field as the school sees fit.

I'd like the Board to know how much it means to the neighborhood to have access to the field complex. While having access is great, I noticed on the plans I've seen that the walkway is minimal and dips in between the two fields. I think we need to have a 10 foot wide area/pathway which could be four feet sidewalk, six feet grass. This would allow room for walkers, runners and walkers with pets. Considering how much space the fields occupy, this seems like a reasonable request. I agree that no dogs should be allowed on the playing fields, as is the current set-up with the main baseball field.

I have a question as to how many games per week will be allowed during the time the high school isn't using the field? The idea that during the summer there could conceivably be games seven days a week until 10PM seems problematic at best. We need to know how many games would be allowed per day/week.

Another question is how will alcohol use be monitored for the adult leagues? The idea of not having someone there on the premises to monitor/manage the fields on days when there are more than three games is not acceptable. You stated in the meeting that there would be a phone number posted to call with any issues; this does not seem to be a satisfactory solution.

Thank you for your consideration of my concerns.

Jennifer Biggs
3115 SE Lake Rd
Milwaukie, OR
jbwolfe67@yahoo.com

Brett Kelter

From: K Sullivan <ksullivan@gmail.com>
Sent: Monday, May 07, 2018 8:20 PM
To: Brett Kelter

Dear Mr. Kelter,

This letter is regarding North Clackamas School District's Conditional Service Use Application with the City of Milwaukie for the Athletic Fields on Lake Road.

Every day I walk the pathway along the current North Clackamas Athletic Fields at Lake Road in Milwaukie. When I saw that they were renovating the fields--adding turf field and updating, I was sad to see a green space go, but I understood that the school district likely had need of these kind of facilities. However, given the years of passive neighborhood use of the pathways, I wasn't prepared for what, by report, appears to be a general lack of neighborhood considerations. My understanding is that NCS D declines to limit the use of the night lighting and the PA systems to school functions, that they will discontinue allowing the neighborhood a pathway through the property and around the outside of the fields, and that they are locking the connection between the 28th Street parking lot and the elementary school field (where there will be a high school JV field).

My son is a student at Milwaukie/El Puente Bilingual Elementary school. Every day, our neighbor kindly allows us to use the gate in their yard to the elementary field. We are able to walk across the street from our house and onto school grounds. We see several families walking the paths from the parking lot off of 28th and off of Lake Road, safely bringing their children to school every day.

The idea to not allow public pathways through the fields and locking the fences between 28th and the elementary schoolyard field seemed short sighted. They are not collaborative with the work the City of Milwaukie is doing on Safe Routes to school.

My property is one block away from the fields. We will clearly hear the PA systems and will be directly impacted by the change in noise level.

I have supported the school bonds fully and did not pay too much attention to the athletic field planning process because I trusted the thoughtfulness of the district, but I no longer trust that they value their community neighbors.

I will miss the large grass fields, one of the few green spaces in this small area of Historic Milwaukie and the Northwest corner of Lake Road Neighborhoods, but I am not against progress and renovation. I do believe that when there is such a significant property change, the city should do what it can to preserve the livability and safety of the people who will live and come in contact with the property daily. My hope is that NCS D will see that there is still time to preserve this passive neighborhood use of their property and to create a modest green pathway around the fields for both pathways to school safety and balance out the loss of livability that will be created by the increased noise. I hope that they will consent to leave an unlocked pathway from the 28th street lot to the elementary school and add an agreement to limit PA amplification and the

use of the 80' lights for only school functions. I also encourage any support the City of Milwaukie can put into these requests.

Thank you for your time,

Kelly Sullivan

Lake Road Resident

Milwaukie/El Puente Bilingual Elementary School Parent

Brett Kelter

From: Bud Taylor <taylorr@nclack.k12.or.us>
Sent: Monday, May 07, 2018 8:52 PM
To: Brett Kelter
Subject: Letter regarding Lake road project
Attachments: Planning Meeting 582018.pdf

Mr. Kelter,

Please put into the record my testimony in favor of the MHS Lake road project

--

Bud Taylor
Physical Education Teacher
Alder Creek Middle School
Head Baseball Coach - Milwaukie High School
(503) - 353-5710 ext. 37069

Hello Milwaukie Planning Commission and City Staff Members:

I would like submit public comment regarding CSU-2018-001 and the Milwaukie High School Lake Rd. Sports Complex project. I would be there tonight however we are playing a game tonight.

I am the current head baseball coach at Milwaukie High School and have been coaching or played on Lake road fields for many years. As a supporter of this project I would like to give you several advantages and benefits of turf fields at Lake Road.

First, we have always had complaints about the amount of dust that is kicked up during play and after from our dirt fields by neighbors. This will no longer be an issue.

Second, Field maintenance such as mowing, edging, weeding, sanding/plugging & seeding, and other maintenance will cease. Little to no emission from machinery. No more use of water (conservation of water) and elimination of harmful use of pesticides/fertilizers. Maintenance cost decrease significantly as well.

Third, Safety is a major concern with the grass fields at Lake road as they are un level, "bumpy" and frankly dangerous. This year alone we have had two ankle injuries and comments from visiting teams of how bad our infield and outfield are. Security has always been huge problem for this reason our facilities need to be fenced. I don't believe Lake road was ever a "park". This is an athletic facility. The damage to our equipment, press box, dugouts and theft of our property are the reasons for the security fence.

Fourth, the financial impact to the Milwaukie business community could be increased by holding tournaments for baseball, softball and soccer. It will be a quality facility that will match up or be even better then other communities around Clackamas County. Quality spaces and facilities could draw more families into Milwaukie to purchase homes and spend money with our business.

Fifth, this facility will give our student/athletes a stronger sense of pride and level the field with other schools in the metro area and state. Our Milwaukie kids deserve your approval of this project. Our school, student/athletes.families and city deserves this state of the art project! The Lake road athletic property is outdated, inadequate and has a great opportunity to improve the image of Milwaukie in many ways.

We will continue to be the best neighbors we can to those around Lake road as we have from the beginning.

I urge you to look at the benefits of this project and do what is best for our school and community. Support and approve this project.

Thank you for your time and service to the Milwaukie community.

Respectfully,

Bud Taylor - Head Coach
18706 Madrona Drive, Oregon City, OR 97045

Brett Kelter

From: Ray Bryan <ray1bryan2@gmail.com>
Sent: Tuesday, May 08, 2018 7:29 AM
To: Brett Kelter
Subject: PC tonight

Brett,

I will not be able to attend tonight's PC hearing.

If I can make one point. I would like the PC to consider the least intrusive lighting systems, including the glare factor. To the best of my knowledge the current plans to light the pathway to Milwaukie Elementary is still light mounted on 12 ft poles and according to *5.3 Page 37* they are allowed until 10:30 pm.

The applicant states that 3 youth soccer clubs are scheduled for weekend and weeknight games September through December.

According to www.timeanddate.com Sunset on December 1, 2018 is 4:28 pm.

By my math that is 6 hours of extra light.

La Amistad Futbol Club – Youth Soccer Club x Weeknight and Weekend Games x September thru December

Central Catholic High School x Occasional Users

Thelo United – Youth Soccer Club x Weeknight and Weekend Games x September thru December

Global Premier Soccer x Weekend and Weeknight Games x September thru December

Thank you,

Ray Bryan
503-593-3336

Brett Kelter

From: Juli Howard <jkhoward17@gmail.com>
Sent: Tuesday, May 08, 2018 9:12 AM
To: Brett Kelter
Subject: Public Hearing 5.3 Lake Road Project Letter of Support
Attachments: 5.3 Lake Rd.pdf

We are unable to attend the public hearing tonight on the Milwaukie High School Lake Road Project. Please accept this letter as our support for the project.

Thank you,

Juli Howard

May 8, 2018

To: Planning Commission

From: David & Juli Howard (9705 SE 37th Ave.)

Subject: Public Hearing 5.3 Lake Road Project Letter of Support

We have been City of Milwaukie residents for 24 years and have been parents in the NCSD for 13 years. We are baseball and soccer parents. We have volunteered for Milwaukie Jr. Baseball Association, the Milwaukie Soccer Club, the Mustang Baseball Association and have volunteered hundreds of hours on various fields in Milwaukie. We have worked on Hector Campbell, Linwood, Lot Whitcomb, Seth Lewelling, Rowe and Milwaukie High School doing maintenance of fields during the 14 years our son played baseball. It takes a lot of work to get fields in shape for the season and then maintain them throughout the year. That work falls heavily on volunteers.

Turf fields and lights are desperately needed at Lake Road. The Oregon weather, as you know, is not always conducive to outdoor sports especially baseball and softball. Our son graduated from Milwaukie High School in 2017 and during his senior season of baseball 5 games had to be rescheduled to different schools because of the weather. They played 2 home games at Clackamas High School against Sandy HS, 2 games at Sandy High School against St. Helens, and a home game against Wilsonville High School. The reason was because those schools have turf baseball fields. Our son and his team missed out on home field advantage at those games. We also missed the opportunity to raise funds from concessions, the players didn't get announcements or walkup music that they were accustomed to at their home field. Their senior night game had to be postponed twice due to weather and there was a strong possibility they were going to have to play at Clackamas High School. Luckily, the weather held out just long enough to get the game in. We heard testimony from a neighbor at the last meeting stating that she was a soccer player when she was young and there was nothing better than playing in the grass and mud. We have a daughter who has played soccer in Milwaukie for the last 14 years and we have endured many years watching her in the rain, sleet, snow, ice. For soccer you can plan in any weather. In baseball you cannot. It is not safe to play in the rain unless you have turf. Even with turf there are times you can't play when it is raining, but the biggest benefit of turf is that as soon as it stops raining teams can play. You don't have to wait for the field recoup from the weather and rain. There are major drainage issues at the Milwaukie High School varsity field and there always has been. The rain impacts the fields so severely that multiple games are moved, postponed and rescheduled. Turf changes that significantly.

There is also an equity issue with Milwaukie High School getting a turf complex at Lake Road. Clackamas already has had turf for years and Putnam is also getting turf. That gives Milwaukie High School the same benefit and equity as the other high schools in the same district. It will also make a huge difference for the softball program and give them the equity that they deserve. The softball field at the high school did not have a PA system or concessions. They didn't have an opportunity to raise funds for their program from concessions or have music, and player announcements like other sports in their league, district and all of the other sports at Milwaukie. This facility will give them that opportunity and improve on the facilities they have. It also prevents them from having to travel up to Hood View for home games. When games are moved to Hood View they are often scheduled earlier and they don't get the fans, support and parents that can get to the games often on time because of the move due to the weather. That will all change with this new facility. There will be equity for all teams and Milwaukie High School.

The lighting is important because at the beginning of the season before the time change and even slightly after it gets dark early and even at 6pm it starts to get dark, which can impact safety. Also, the JV and Varsity Baseball teams will now have to share one field instead of having their own now that Varsity Softball will be taking over the JV Baseball field. The lights will give baseball the opportunity to stagger the games and have JV play the earlier game and finish with varsity games. This will also give parents and fans a better chance to get to the games. Baseball games generally start at 4:30pm due to light issues and so unlike football, basketball and soccer varsity games that start at 7pm and draws more fans now varsity baseball and softball will have that opportunity. Most parents work a 9-5 job and find it difficult to get to baseball games on time or at all. With a later start time more parents will be able to support their players, which is so important.

In testimony at the last hearing many of the citizens who spoke referred to the Lake Road Field as a park. It is not a park. It is an extension of Milwaukie High School and are their sports fields. It isn't a park or a dog park. It is a high school sports field and should be viewed as such. As we stated earlier we have done a lot of maintenance to the field averaging about 100 hours per school year. During this time, we have seen numerous people bring their dogs off leash and let their dogs run on the fields, they don't pick up after them and we have dogs run up to us and jump on us. For every responsible dog owner that picks up after their dogs and has them on a leash there are irresponsible dog owners that don't. The Milwaukie High School field is not a dog park and shouldn't be treated as such. There is a dog park at North Clackamas Park. There are true parks in the City that Milwaukie Citizens can use. There is a track at Milwaukie Elementary, and Milwaukie High School that can be utilized when the construction is done for exercise. There is not a track at the Lake Road Fields only a path.

We are glad to see that the fields will be locked so there is only permitted use on the fields, which will prevent unauthorized youth and wear and tear. Dogs should not be permitted on turf and therefore the perimeter of the fields should not have animals on them.

Lastly, numerous people have brought up the environmental impacts of turf. We haven't seen any significant data to show there is a negative impact. Our daughter has played on turf soccer for years, the football and soccer teams play on turf now at the high school and you will find turf at almost every high school in the State of Oregon. Sure, grass would be best, if we didn't live in Oregon with the rain. The fact is we do and for Milwaukie High School to have equity among other schools we need this turf complex. It will benefit the high school and youth players. There are many benefits to this complex and we have just touched on a few. We have volunteered so much of our time over the last 19 years and would love to see the Planning Commission approve the Lake Road Project. Our community, school and most of all our kids deserve this.

We thank you for your time in reviewing our letter and all the time you volunteer on the Planning Commission.

David & Juli Howard
9705 SE 37th Ave.
Milwaukie, OR 97222

Brett Kelter

From: Kyle Rood <thelopresident@gmail.com>
Sent: Tuesday, May 08, 2018 9:37 AM
To: Brett Kelter; Aaron Moreno; planning@milwaukieoregon.gov
Cc: Jim Murrell; Bill Ensley; Dana Johnson; Thelotreasurer@gmail.com; Kelsey Burnett; Trisha Pickett; thelofields@gmail.com; thelocomms@gmail.com; Jon Dyer
Subject: Lake Road Athletic Fields land use planning meeting

Dear Milwaukie City Board,

We the Board at Thelo United Futbol Club of Milwaukie, Oregon would like to add our supportive voice to the Lake Road Athletic Fields land use discussion that will be addressed this evening May 8, 2018.

We, the members of this club and community that have voted to support the Lake Road Athletic field upgrades initiative by passing bond measures that provide safe, family and community fields that may be used year round.

We at Thelo United FC are a all volunteer organization, there are no paid positions. We provide a year round, low cost, highly competitive soccer program for local area youth. We are able to keep costs over half of that of other clubs through the field use efforts of Milwaukie High School Athletic Director, Aaron Moreno. Without his direct personal involvement in conjunction with other High School Athletic Directors and local community leaders support, our mission as a club would not be realized.

We have over 90% of our youth that are part of the North Clackamas School District. These players participate at not only the competitive soccer club level but in the local school level as well. They add to and demonstrate the highest degree of skill, respect, honor and leadership to the teams they join be that soccer, lacrosse, basketball, football, volleyball, drama, music, mathematics, science, baseball, softball, wrestling, arts, etc. They will be our future leaders that will guide us into the next century.

Your efforts to approve and move forward with the construction of this amazing facility will be the game changer for our youth of this generation and the next.

If you have any further questions for our Thelo United FC board, please feel free to contact me.

Sincerely,

Kyle Rood

Thelo United FC
President
Thelopresident@gmail.com
541-556-8210

Kyle Rood
Thelo United FC
President

Brett Kelter

From: Ben Johnson <benj@greenworkspc.com>
Sent: Tuesday, May 08, 2018 10:36 AM
To: Brett Kelter
Subject: RE: Lake Road Fields

Brett,

Following up on our conversation and the email below. It is good to hear that the pedestrian access from Lake Road to the Elementary school will remain open to the public after school hours as well as the pedestrian path around the new turf fields. These are important assets for pedestrian access, walkability, and recreation for the Lake Road and Historic Neighborhoods. Since this isn't going to City Council and access will remain open, I will rescind my comment about PARB having the opportunity to comment. But for future reference, I would like the Planning Commission to know that the PARB is interested in having their opinion on the record for these types of projects that effect how people recreate and use open space in the City, whether it's on designated park land or not - it's public space that our community uses.

Cheers!

Ben Johnson, PLA, CPSI
Associate
GreenWorks PC
p. 503.222.5612 www.greenworkspc.com/blog

-----Original Message-----

From: Ben Johnson
Sent: Monday, May 07, 2018 8:26 PM
To: kelverb@milwaukieoregon.gov
Subject: Lake Road Fields

Hi Brett,

My name is Ben Johnson and I am a member of the City's Parks and Recreation Advisory Board. Im also a resident of the Lake Road Neighborhood and my son attends Milwaukie Elementary School. I recently heard NCSD's desire to cu-off the pedestrian connection between Milwaukie Elem and the parking lot for the fields. Closing this pedestrian connection will be a huge loss for the neighborhood. Given our lack of public open space, our neighborhood uses and needs these green spaces for morning and afternoon walks and access to school. As a PARB member, my role is to advise City Council on anything related to parks. Because our neighborhood views these fields as open space after school hours, my opinion is that this is a big deal, and would request that PARB has an opportunity to have an opinion on this before it goes to City Council.

Thank you for your consideration,

Ben Johnson
PARB Member
Lake Road Resident

Brett Kolver

From: Anna Tucker <maidenpdx@gmail.com>
Sent: Tuesday, May 08, 2018 10:30 AM
To: Milwaukie Planning
Subject: MHS Lake rd baseball

Hello,

I am writing this in hopes that the committee will approve the long overdue upgrades to the fields and facilities for MHS. This is something very beneficial to our children who will be playing there in the near future and who would like to compete with other high schools in our area. It is very important for MHS to have the quality of fields etc that our competitors have. Please approve the upgrades. You wont be sorry. GO Mustangs!

Sincerely,
Anna Tucker

Brett Kelter

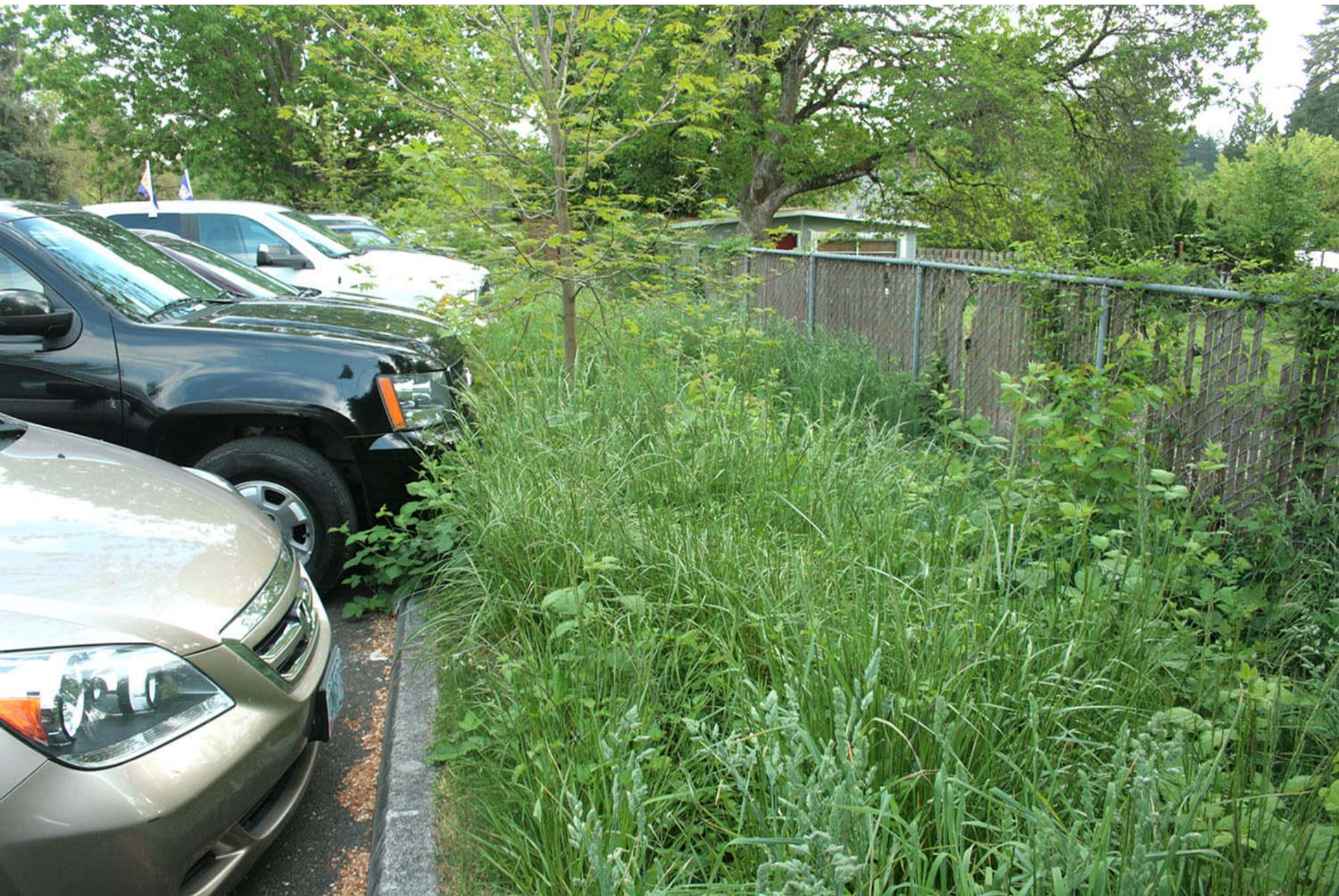
From: Sarah Roller <lander_007@hotmail.com>
Sent: Tuesday, May 08, 2018 11:49 AM
To: Brett Kelter
Subject: Re: [Planning Commission Meeting Packets] May 8, 2018 (Lake Rd fields proposal)
Attachments: Fence-1.jpg; Fence-2.jpg; fence-3.jpg; fence-4.jpg; fence-6.jpg; fence-7.jpg; fence-8.jpg; fence-9.jpg; fence-10.jpg

Brett,

Can you please add these photos to my comments I sent the other day. Should I print them for the meeting?

Thank you,
Sarah Roller

Sent from [Outlook](#)





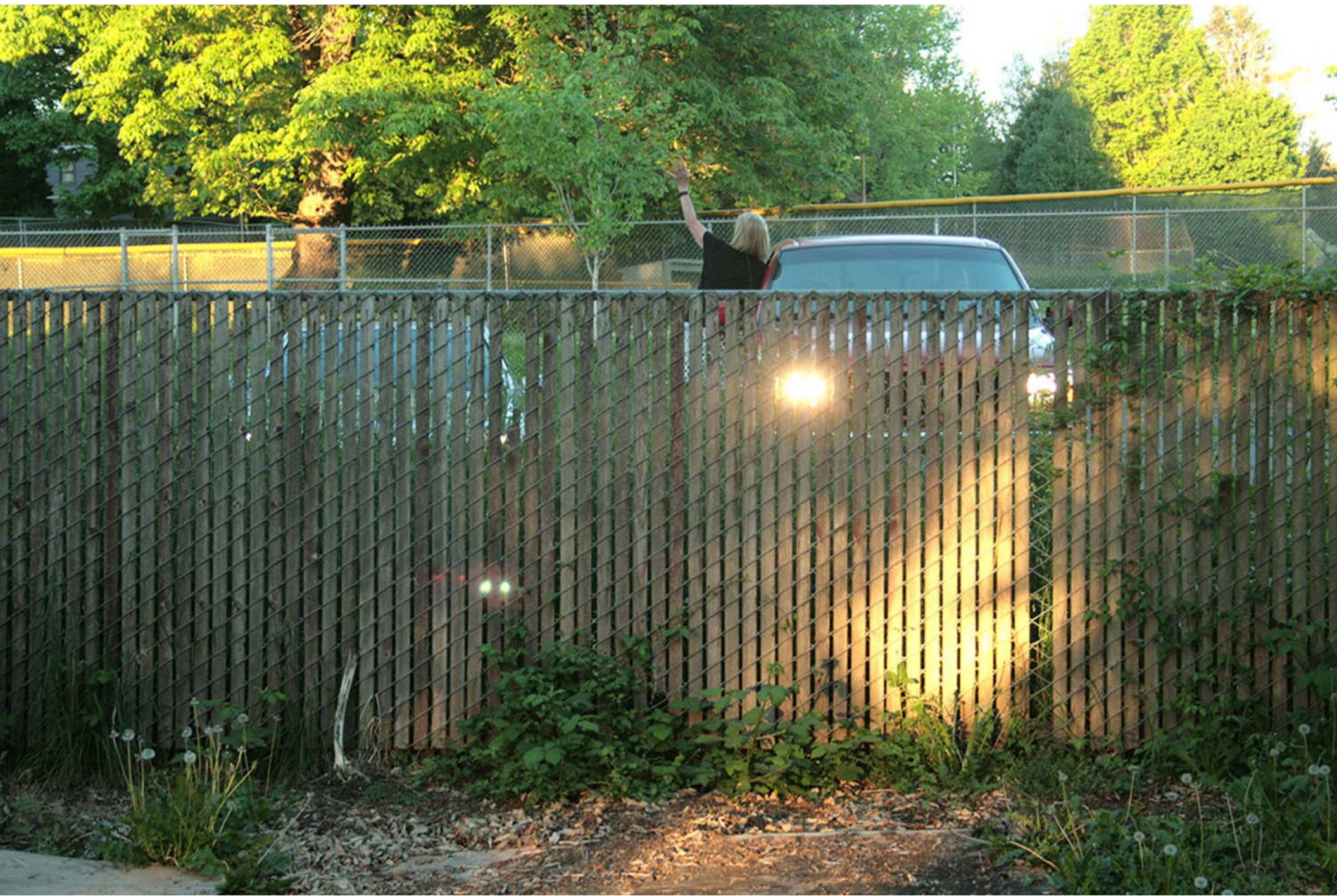












Brett Kelter

From: Sarah Roller <lander_007@hotmail.com>
Sent: Tuesday, May 08, 2018 4:20 PM
To: Brett Kelter
Subject: May 8, 2018 (Lake Rd fields proposal)

Brett,

Please accept the below comments from my ADU tenant at 11630 SE 27th Ave, Milwaukie, OR 97222. Linda isn't able to be present at the meeting tonight to discuss the proposed changes to the High School practice field on Lake Rd. (File: CSU-2018-001, VR-2018-003, P-2018-001).

Thank you,
Sarah Roller

Sent from [Outlook](#)

From: linda lander <linda@newstreammarketing.com>
Sent: Tuesday, May 8, 2018 9:53 PM
To: Sarah Roller
Subject: Issues with the parking lot behind my apartment

Hi Sarah,

As one of my landlords, I thought I would write to you to express my concern about the parking lot behind my apartment. Please read it at the meeting.

I am unable to attend the meeting this evening where I might have a chance to tell about the issues I have with the school parking lot behind my apartment. I live in an ADU that faces the fence, that is technically not tall according to code, as I understand it. It should be at least 6 feet but because the school raised the level of the parking lot to about 3 feet above where the fence starts it is technically not sufficient. The lights shine in my windows at night and it is easy for people to climb over into the yard. I understand the use of this parking lot is due to increase substantially and this is not good for my livability. There will be many more lights shining through my windows and lot more noise. With the other changes that are being made it would make sense to increase the height of the fence and possibly make it less see-through.

Thank you for your serious consideration in this matter.

Linda Lander

Brett Kolver

From: Jennifer <djensmail@yahoo.com>
Sent: Tuesday, May 08, 2018 4:36 PM
To: Milwaukie Planning
Subject: Re: In support of Milwaukie Lake Road athletics improvements

P.S. Someone recently fell through one of the bleachers, so there are safety issues with the current facilities, as well, and these could lead to legal issues.

Also, how do you think this makes Milwaukie look to visitors from neighboring towns?

On Tuesday, May 8, 2018, 4:32:40 PM PDT, Jennifer <djensmail@yahoo.com> wrote:

Hi,

I hope that the Lake Road complex plan will be able to go forward on schedule for the success of our students and our community. Milwaukie athletics have been notoriously dealt a raw hand for years when it comes to coaching, facilities, and resources. Baseball games are frequently rained out when the field is soggy, and the condition of the bleachers, etc, is an embarrassment.

In the 4 years my son has attended Milwaukie High, we have observed firsthand that the baseball and basketball programs could definitely use more help! My son began life as a natural athlete, and I wish he had more opportunities, because I believe he could have gone far. Sports benefit so many kids in so many ways: learning teamwork and responsibility, learning to respect authority and get along with others, etc. Kids on his baseball team benefit so much by the relationships they develop and life skills they learn. Some only have one parent, and some don't really have either and live with relatives. It is a great group of boys, and I think the team has a lot to do with that.

If our kids aren't offered support from the community, the programs will continue to go downhill.

Research has shown that if traffic to the facility is increased, it would really not be by much.

I would love to attend the meeting tonight but do not want to miss one of my son's last baseball games.

Please consider our kids and let the project begin!

Sincerely,

Jennifer Gutches

Brett Kelter

From: Rep Bynum <Rep.JanelleBynum@oregonlegislature.gov>
Sent: Tuesday, May 08, 2018 4:28 PM
To: Brett Kelter
Subject: Concerns about the Milwaukie/El Puente school impact due to Milwaukie Fields project

Hi Mr. Kelter,

Thank you for taking the time to discuss with me the project. I am concerned about the impact of the project on the school, the usability of the fields, and the security. I want to make sure there is adequate ingress and egress, field drainage, and lighting. I also want to ensure that adequate parking is provided and that it is safe and accessible.

Thank you,
Janelle Bynum

Janelle S. Bynum

Oregon State Representative, House District 51
Serving the Communities of: East Portland, Damascus, Gresham, Boring, N. Clackamas & Happy Valley

Visit me at the Capitol: H-284
Reach me by phone: 503-986-1451

Find your Oregon Legislators [here!](#)