



POSTED FRIDAY,
July 31, 2015

NOTICE OF PUBLIC HEARING

Amendments to Milwaukie Zoning Ordinance and Comprehensive Plan

The **Milwaukie City Council** will hold a public hearing at **7:00 p.m. on Tuesday, September 1, 2015**, at Milwaukie City Hall, 10722 SE Main Street, to consider a recommendation for proposed Zoning and Comprehensive Plan text and map Amendments (File #CPA-2015-001/ZA-2015-001). This matter was previously heard by the Planning Commission at hearings on April 28, May 12, May 26, June 9 and July 14. At the July 14 hearing, the Planning Commission recommended approval of this application.

Summary of Proposed Changes

- Milwaukie Comprehensive Plan Chapter 4: Land Use - update to reflect proposed zoning map amendments
- Milwaukie Comprehensive Plan – adopt new *Central Milwaukie Land Use and Transportation Plan* as an ancillary document
- Zoning map – replace the existing General Commercial and Residential-Office-Commercial zones in Central Milwaukie with a new General Mixed Use Zone, eliminate the Mixed Use Overlay Zone, and add a new Flex Space Overlay Zone.
- Zoning Ordinance –
 - Chapter 19.300 Base Zones – New Section 19.313 General Mixed Use Zone: Replace the existing General Commercial and Residential-Office-Commercial zones in Central Milwaukie with a new General Mixed Use Zone; revise use, development, and design standards.
 - Chapter 19.400 Overlay Zones and Special Areas – New Section 19.404: Flex Space Overlay Zone; new use, development, and design standards.
 - Chapter 19.500 Supplementary Development Regulations – new Section 19.505.6 Commercial and Mixed-Use Development. New standards for commercial, institutional, manufacturing, and mixed-use buildings. New Section 19.504.11 Preliminary Circulation Plan. New requirement for non-residential development on sites 3 acres and larger.

To learn more about the proposal: Call the staff contact assigned to the proposal. The staff report on the proposal will also be available for public viewing after 8 a.m. on **Wednesday, August 25, 2015**, at the following locations:

- Planning Department, Johnson Creek Facility, 6101 SE Johnson Creek Blvd (open weekdays 8:00 a.m. to 5:00 p.m.)
- Ledding Library, 10660 SE 21st St (call 503-786-7580 for current hours)
- City Hall, 10722 SE Main St (open weekdays 8:00 a.m. to 5:00 p.m.)
- City website, <http://www.milwaukieoregon.gov/meetings>

The draft amendments are available online at <http://www.milwaukieoregon.gov/planning/cpa-2015-001>. Copies of information in the file can be obtained for a reasonable fee. Copies of applicable City ordinances and the Comprehensive Plan are also available for review at the locations listed above.

To comment on a proposal: You are invited to attend this hearing or submit comments in writing before the meeting time. You may send written comments in advance to the staff contact listed below, or you may submit your comments in person at the hearing. If you want to present verbal testimony, either pro, con, or to raise questions, you will be invited to speak following the applicant's testimony. Testimony and comments at this hearing must be directed towards the criteria identified. If you submit a written comment or comment in person at the hearing, you will be sent a copy of the decision or recommendation. All written and verbal comments become part of the permanent record.

Failure to raise an issue with sufficient specificity, and accompanied by statements or evidence sufficient to afford the responsible parties an opportunity to respond to the issue, will preclude any appeal on that issue to the Land Use Board of Appeals (LUBA).

If you have any questions, please contact Vera Koliass, Associate Planner, in the Planning Department at 503-786-7653 or koliassv@milwaukieoregon.gov.

The City of Milwaukie is committed to providing equal access to information and public meetings per the Americans with Disabilities Act (ADA). If you need special accommodations, please call 503-786-7600 at least 48 hours prior to the meeting.

COMMUNITY DEVELOPMENT
BUILDING • ECONOMIC DEVELOPMENT • ENGINEERING • PLANNING
6101 SE Johnson Creek Blvd., Milwaukie, Oregon 97206
P) 503-786-7600 / F) 503-774-8236
www.milwaukieoregon.gov