



NOTICE OF PUBLIC MEETING

Date mailed: October 11, 2013

You are receiving this notice because development has been proposed in your neighborhood. The proposed development requires review by the Milwaukie Design and Landmarks Committee at a design review meeting and notice to the property owner; applicant; and all property owners, residents, and neighborhood district association(s) within 300 feet of the subject property. The proposal and information on how to respond to this notice are described below.

The Milwaukie Design and Landmarks Committee will hold a public meeting on the proposal beginning at 6:30 p.m. on Wednesday, October 23, 2013, at Milwaukie City Hall, 10722 SE Main Street. The Design and Landmarks Committee will review the proposal, take public testimony, and make a recommendation to the Planning Commission on the aspects of the proposal subject to design review at this meeting.

File Number(s):	DR-13-05
Location:	10400 SE Main St 11E25CC00403 <i>A map of the site is located on the last page of this notice.</i>
Proposal:	Expansion of a nonconforming veterinary clinic use, including 3 exterior additions totaling approximately 1,340 sq ft to the north, east, and southeast. The site is developed with a 7,000 sq ft building, which is currently vacant.
Applicant/Primary Contact Person:	Alyssa Leeviraphan, Mahlum Architects 1231 NW Hoyt St, Ste 102, Portland, OR 97209 503-224-4032 / alyssal@mahlum.com
Owner(s):	Kim Freeman, 10400 SE Main LLC 6954 SE Yamhill St, Portland, OR 97215
Staff contact:	Li Alligood, Associate Planner City of Milwaukie Planning Department 6101 SE Johnson Creek Blvd Milwaukie, OR 97206 503-786-7627 alligoodl@milwaukieoregon.gov
Neighborhood District Association(s):	Historic Milwaukie NDA, contact Jean Baker at 503-504-6945
Applicable Criteria:	<ul style="list-style-type: none"> • MMC 19.1000 Review Procedures MMC Section 19.907 Downtown Design Review • MMC Subsection 19.04.4 Downtown Zones Development Standards • MMC Subsection 19.304.6 Downtown Zones Design Standards Copies of these criteria are available upon request and can also be found at www.qcode.us/codes/milwaukie/ .

To learn more about a 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 **Thursday, October 17**, 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>

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

The Neighborhood District Association(s), listed on the first page of this notice, may take a position on the proposed development and may have scheduled an open meeting prior to providing comment to the Design and Landmarks Committee. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

Recommendation: The Design and Landmarks Committee will make a recommendation on the approval of the development at the meeting. The recommendation will be forwarded to the Planning Commission, who will issue a decision on the development. The recommendation is considered by the Planning Commission in issuing their decision. However, the recommendation is nonbinding and is not appealable.

To appeal a decision: The Planning Commission's decision on the development may be further appealed by a person with standing. In order to establish standing, you must do at least one of the following: submit written comments to the staff contact before the hearing date; attend the hearing and sign in; or attend the hearing, sign in, and make a verbal comment. Any issue that is intended to provide a basis for appeal must be raised in writing on or before the hearing date with sufficient specificity to afford the responsible parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity, and 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).

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

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER:

THE MILWAUKIE MUNICIPAL CODE REQUIRES THAT IF YOU RECEIVE THIS NOTICE IT SHALL BE PROMPTLY FORWARDED TO THE PURCHASER.