



# CITY OF MILWAUKIE

## NOTICE OF PUBLIC HEARING

Date mailed: ~~May 8, 2019~~

**MAY 28, 2019**

You are receiving this notice because development has been proposed in your neighborhood. The proposal requires a public hearing by the Milwaukie Planning Commission 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 Planning Commission will hold a public hearing on the proposal at 6:30 p.m. on Tuesday, May 28, 2019, at Milwaukie City Hall, 10722 SE Main Street.

<b>File Number(s):</b>	NR-2018-005 (Master File); LC-2018-001; VR-2018-015
<b>Location:</b>	12205-12225 SE 19th Ave 11E35DD 03200 & 03201 <i>A map of the site is available at the City of Milwaukie website.</i>
<b>Proposal:</b>	The applicant is proposing a Residential Resources Cluster Development with a total of 12 homes (10 new and 2 existing homes to be replaced) located between 19th St and the Willamette slough adjacent to the Willamette Greenway. The site includes 100-yr floodplain, mapped natural resource areas, and a Willamette Greenway. Variances are requested to a side yard setback, building height for the homes facing the slough, and to allow garage doors to exceed 50% of the building width.
<b>Applicant:</b>	Matthew Gillis, Gillis Properties LLC 11650 SW 67th Ave, Suite 210 PO Box 61426 Tigard, OR 97223 <a href="mailto:503-207-2055/matthew.gillis@mac.com">503-207-2055/matthew.gillis@mac.com</a>
<b>Owner(s):</b>	Same as above.
<b>Staff contact:</b>	Vera Koliass, Associate Planner City of Milwaukie Planning Department 6101 SE Johnson Creek Blvd Milwaukie, OR 97206 503-786-7653 koliassv@milwaukieoregon.gov
<b>Neighborhood District Association(s):</b>	Island Station NDA, contact Milo Denham at 503-586-1574.

**PER A REQUEST FROM THE APPLICANT, THIS HEARING WILL BE CONTINUED TO JULY 23, 2019. NO TESTIMONY WILL BE TAKEN ON MAY 28.**

<b>Applicable Criteria:</b>	<ul style="list-style-type: none"> <li>• MMC 18.04 Flood Hazard Area</li> <li>• MMC 19.301 Low Density Residential Zones</li> <li>• MMC 19.401 Willamette Greenway Zone</li> <li>• MMC 19.402 Natural Resources</li> <li>• MMC 19.504 Site Design Standards</li> <li>• MMC 19.505 Building Design Standards</li> <li>• MMC 19.600 Off-Street Parking and Loading</li> <li>• MMC 19.700 Public Facility Improvements</li> <li>• MMC 19.911 Variances</li> <li>• MMC 19.1006 Type III Review</li> </ul> <p>Copies of these criteria are available upon request and can also be found at <a href="http://www.qcode.us/codes/milwaukie/">www.qcode.us/codes/milwaukie/</a>.</p>
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**To learn more about a proposal:** Call the staff contact assigned to the proposal or visit the project webpage at <http://www.milwaukieoregon.gov/planning/nr-2018-005>. The staff report on the proposal will also be available for public viewing after 8 a.m. on **Wednesday, April 2, 2019**, 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, 9600 SE Main 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 hearing 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 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.

The **Neighborhood** District Association, listed on the first page of this notice, may take a position on the proposal and may have scheduled an open meeting prior to providing comment to the Planning Commission. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

**To appeal a decision:** Any decision may be appealed to City Council 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).

Notice of Public Hearing—File #NR-2018-005  
Elk Rock Estates, 12205-12225 SE 19<sup>th</sup> Ave  
Planning Commission hearing date: May 28, 2019

*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.