



CITY OF MILWAUKIE

NOTICE OF PUBLIC HEARING

Date mailed: May 29, 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 a meeting beginning at 6:30 p.m. on Tuesday, June 25, 2019, at Milwaukie City Hall, 10722 SE Main Street. This hearing is expected to begin at 7:30 p.m.

File Number(s):	VR-2019-003
Location:	Monroe St and 37th Ave 11E36AB03003 and 11E36AA19203 <i>A map of the site is located on the last page of this notice.</i>
Proposal:	<p>The applicant is proposing a multi-family development consisting of 3-story buildings along Monroe St and 37th Ave and a 5-story building in the center rear of the site. The 5-story building is permitted via height bonuses for residential development and meeting green building standards. MMC 19.911.7 requires that a development electing to use both height bonuses is required to obtain a building height variance. This application is for the height variance only to allow the 5-story building.</p> <p>The overall project will be reviewed in a second land use review process which will also require public notice and a comment period. Concerns related to traffic, for example, will be addressed in this second review.</p>
Applicant/Primary Contact Person:	Dean Masukawa, LRS Architects 720 NW Davis St., Suite 300 Portland, OR 97209 503-265-1545/dmasukawa@lrsarchitects.com
Owner(s):	Tyee Management Company 5501 Pacific Highway E., Tacoma, WA 98424

Staff contact:	Vera Kolas, Associate Planner City of Milwaukie Planning Department 6101 SE Johnson Creek Blvd Milwaukie, OR 97206 503-786-7653 koliasv@milwaukieoregon.gov
Neighborhood District Association(s):	Ardenwald-Johnson Creek NDA, contact Matt Rinker at 971-712-8139. Hector Campbell NDA, contact David Aschenbrenner at 503-654-4258. Historic Milwaukie NDA, contact Ray Bryan at 503-593-3336.
Applicable Criteria:	<ul style="list-style-type: none"> • MMC 19.303 Commercial Mixed-Use Zones • MMC 19.911.7 Building Height Variance in the General Mixed Use Zone • MMC 19.1006 Type III Review • MMC 19.1011 Design Review Meetings 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 or visit the project webpage at <http://www.milwaukieoregon.gov/planning/vr-2019-003>. The staff report on the proposal will also be available for public viewing after 8 a.m. on **Wednesday, June 18, 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 Temporary Location, 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).

*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.