

# CITY OF MILWAUKIE

## NOTICE OF PUBLIC HEARING

Date mailed: June 3, 2020

*Traducciones de este documento e información sobre este proyecto están disponibles en español. Para solicitar información o preguntar en español, favor de email [espanol@milwaukieoregon.gov](mailto:espanol@milwaukieoregon.gov).*

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 23, 2020, at Milwaukie City Hall, 10722 SE Main Street.**

**Hybrid Meeting:** due to the governor’s “Stay Home, Stay Healthy” order, the Planning Commission will hold this meeting both through Zoom video meetings and in person. The public is invited to watch live on the city’s YouTube channel, Comcast Cable channel 30 in city limits, or by joining the Zoom webinar (visit <https://www.milwaukieoregon.gov/bc-pc/planning-commission-52> for details).

**Public Comments:** written comments may be submitted by email to [planning@milwaukieoregon.gov](mailto:planning@milwaukieoregon.gov). The Planning Commission will take verbal comments. To speak during the meeting, see the Zoom webinar login information and in-person pre-registration instructions online (see meeting page link above). **Pre-registration for in-person attendance is required by 3 p.m. on Monday, June 22 for meeting planning as well as potential contact tracing.**

<b>File Number(s):</b>	VR-2019-013; P-2019-001; DEV-2019-013; TFR-2020-001
<b>Location:</b>	9391 SE 32 <sup>nd</sup> Ave 11E25BD07700 <i>A map of the site is located on the last page of this notice.</i>
<b>Proposal:</b>	The applicant proposes to construct a 4-story mixed-use building with three commercial tenant spaces on the ground floor and 21 residential units on the site of a former auto repair shop. The development will include 17 covered parking spaces, frontage improvements, and landscaping. The applicant is requesting a reduction in the minimum required off-street parking spaces from 21 to 17 as well as variances to allow a building measuring 48 ft in height rather than the maximum 45 ft allowed and to allow an access driveway within 100 ft of an intersection. The applicant has submitted a Transportation Impact Study and a preliminary stormwater report.

<b>Applicant/Primary Contact Person:</b>	Auryn White, BAMA Architecture 7350 SE Milwaukie Ave, Portland, OR 97202 503-253-4283 / <a href="mailto:auryn@bamadesign.com">auryn@bamadesign.com</a>
<b>Owner(s):</b>	Valerie Hunter 15350 SE Monner Rd., Happy Valley, OR 97086
<b>Staff contact:</b>	Vera Koliass, Associate Planner City of Milwaukie Planning Department 6101 SE Johnson Creek Blvd Milwaukie, OR 97206 503-786-7653 <a href="mailto:koliassv@milwaukieoregon.gov">koliassv@milwaukieoregon.gov</a>
<b>Neighborhood District Association(s):</b>	Ardenwald-Johnson Creek NDA, contact Matt Rinker: 971-336-8663
<b>Applicable Criteria:</b>	<ul style="list-style-type: none"> <li>• MMC 12.16 - Access Management</li> <li>• MMC 19.303 - Commercial Mixed Use Zones</li> <li>• MMC 19.505.7 - Nonresidential Development</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> </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>

**To learn more about a proposal:** Call the staff contact assigned to the proposal or visit the project webpage at [www.milwaukieoregon.gov/planning/vr-2019-013](http://www.milwaukieoregon.gov/planning/vr-2019-013). The staff report on the proposal will also be available for public viewing on **Wednesday, June 17, 2020**, at the 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 participate directly in the hearing. Please see the instructions at the top of this notice. You may send written comments to the staff contact listed above, either in advance or during the hearing itself. To participate in the hearing, you must register by sending an email to [planning@milwaukieoregon.gov](mailto:planning@milwaukieoregon.gov). 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 for this hearing must be directed towards the criteria identified and will all become part of the permanent record. Anyone who submits a written comment or testifies during the hearing will be sent a copy of the decision or recommendation.

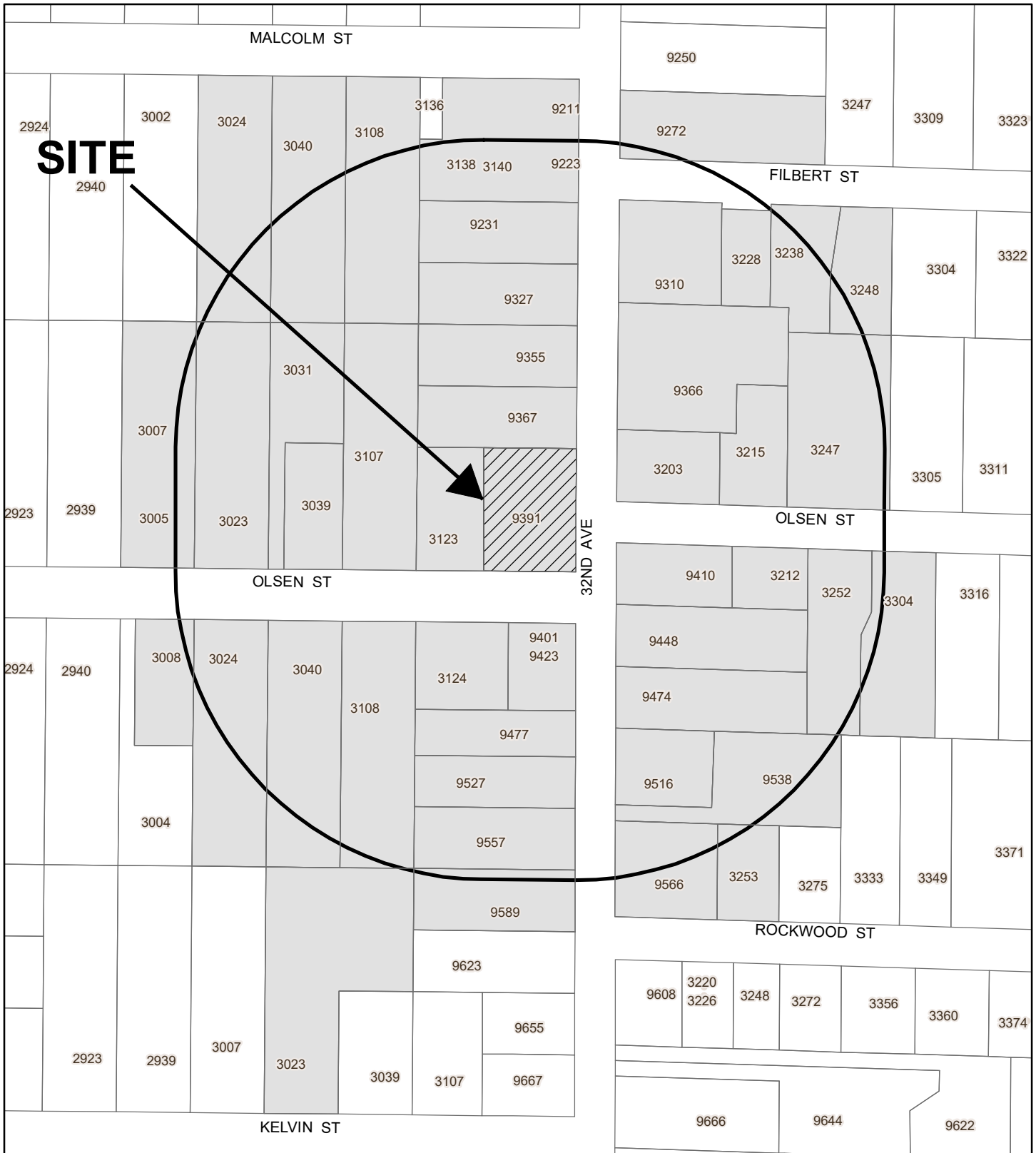
The **Neighborhood** District Association, listed on the first page of this notice, may take a position on the proposal and may have scheduled an open meeting prior to providing comment to the Planning Commission. Please contact the person listed as the neighborhood contact to determine the time and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



**Site Map**  
**9391 SE 32nd Ave**  
**(11E25BD07700)**  
**File# VR-2019-013**



**Legend**

-  VR-2019-013 property
-  300-ft buffer
-  Properties receiving notice
-  Tax Lots