

# CITY OF MILWAUKIE

## NOTICE OF PUBLIC HEARING

Date mailed: January 27, 2021

*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 City Council and notice to the property owner; applicant; and all property owners, residents, and neighborhood district association(s) within 400 feet of the subject property. The proposal and information on how to respond to this notice are described below.

**The Milwaukie City Council will hold a public hearing on the proposal at a meeting beginning at 6:00 p.m. on Tuesday, February 16, 2021.**

**Video Meeting: due to the governor’s “Stay Home, Stay Healthy” order, the City Council will hold this meeting through Zoom video meetings. 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/citycouncil/city-council-regular-session-294> for details).**

**Public Comments: written comments may be submitted by email to [planning@milwaukieoregon.gov](mailto:planning@milwaukieoregon.gov). The City Council 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).**

<b>File Number(s):</b>	PD-2020-001; TFR-2020-002; WG-2020-001; PLA-2020-001; ZC-2020-001
<b>Location:</b>	10415 SE Waverly Ct 11E26DC 02100; 02200; 02400 <i>A map of the site is located on the last page of this notice.</i>
<b>Proposal:</b>	The proposal is for a multi-unit dwelling development consisting of four (4) residential buildings, a community center with swimming pool, and a community room built over three (3) phases totaling 100 dwelling units. The proposed development is being submitted as a Planned Development application to provide more flexibility related to development standards, such as building height in the Willamette Greenway Zone. The application is in the Willamette Greenway Zone and is also subject to Willamette Greenway review.
<b>Applicant/Primary Contact Person:</b>	Phil Krueger, YGH Architecture 707 SW Washington St, Ste 1200, Portland, OR 97205 503-715-3224; <a href="mailto:philk@ygh.com">philk@ygh.com</a>

<b>Owner(s):</b>	Waverly Greens Apartments
<b>Staff contact:</b>	Vera Kalias, Senior Planner City of Milwaukie Planning Department 6101 SE Johnson Creek Blvd Milwaukie, OR 97206 503-786-7653 kaliasv@milwaukieoregon.gov
<b>Neighborhood District Association(s):</b>	Historic Milwaukie NDA, contact Ray Bryan at 503-794-9354
<b>Applicable Criteria:</b>	<ul style="list-style-type: none"> <li>• MMC 19.302 – Med. And High Density Residential Zones (including R-2)</li> <li>• MMC 19.311 – Planned Development Zone</li> <li>• MMC 19.401 - Willamette Greenway Zone</li> <li>• MMC 19.505.3 - Multifamily Housing</li> <li>• MMC 19.600 - Off Street Parking and Loading</li> <li>• MMC 19.700 - Public Facility Improvements</li> <li>• MMC 19.902 - Amendments to Maps and Ordinances</li> <li>• MMC 19.905 – Conditional Uses</li> <li>• MMC 19.1007 - Type IV Review</li> <li>• MMC 17 - Land Division (Property Line Adjustment)</li> <li>• MMC 12.16 - Access Management</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 <https://www.milwaukieoregon.gov/planning/pd-2020-001>. The staff report on the proposal will also be available for public viewing on **Wednesday, February 9, 2021**, at the following locations:

- 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 present your comments virtually 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.

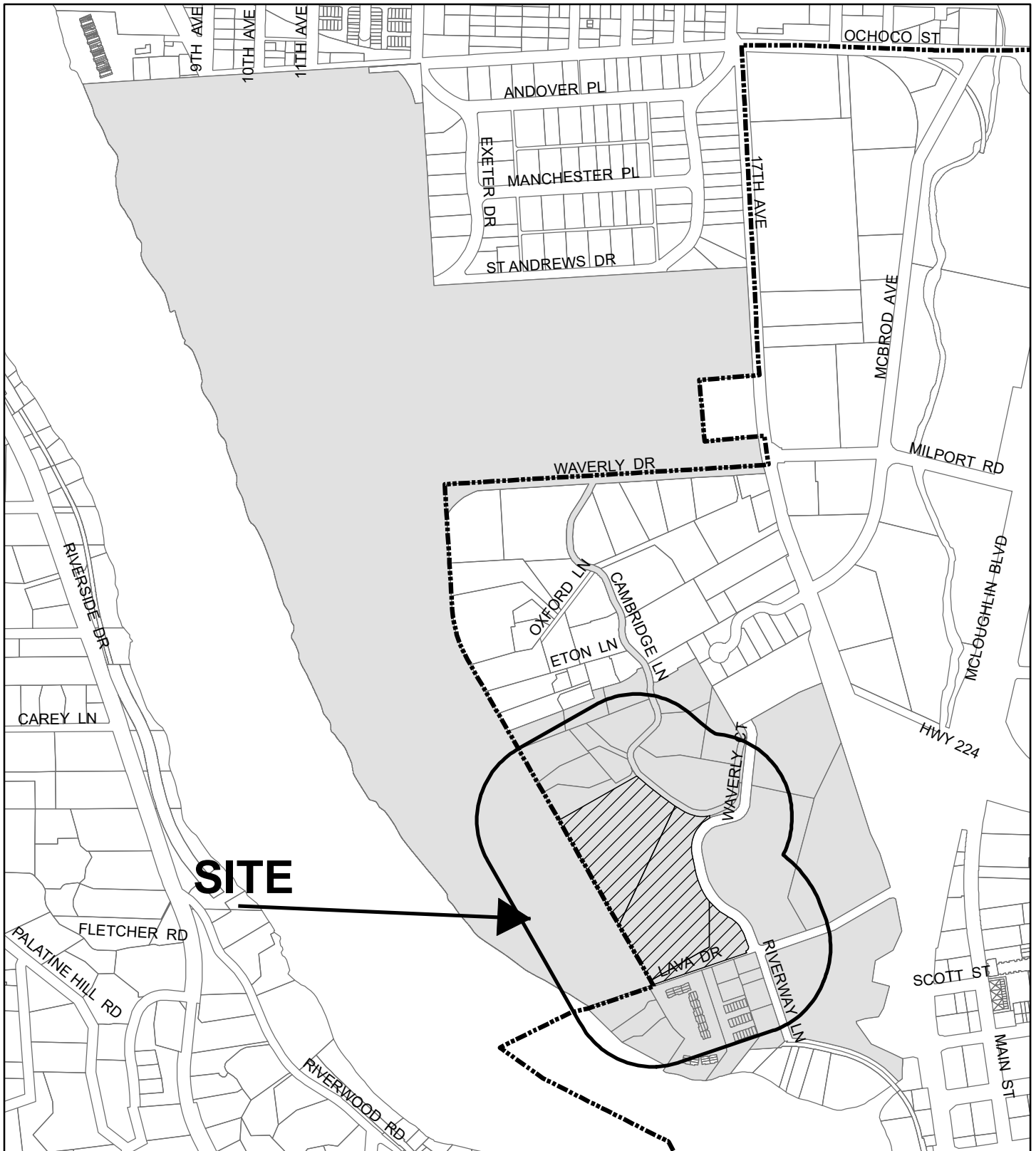
**Recommendation:** On January 12, 2021 the Planning Commission voted to recommend approval of the project by the City Council. The recommendation has been forwarded to the City Council, who will make the final decision on this application. The Commission’s recommendation is considered by the City Council in issuing their decision; however, the Commission’s recommendation is nonbinding and is not appealable.

**To appeal a decision:** The City Council's decision 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.








**SITE**

**Site Map**  
**Address 10415 SE Waverly Ct**  
**(11E26DC 02100, 02200, 02400)**  
**File# PD-2020-001**



**Legend**

-  PD-2020-001 properties
-  Properties receiving notice
-  400-ft buffer
-  Tax Lots
-  City Limit