

# CITY OF MILWAUKIE

## NOTICE OF PUBLIC HEARING

Date mailed: March 24, 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 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, April 13, 2021, virtually via Zoom.**

<b>File Number(s):</b>	VR-2021-002
<b>Location:</b>	2301 SE Willard St. Taxlot: 11E36BC05600 <i>A map of the site is located on the last page of this notice.</i>
<b>Proposal:</b>	North Clackamas School District is proposing a sign adjustment (variance) to the sign code to permit an electronic message sign at Milwaukie High School. The proposed sign will be located in the southwestern portion of the High School property, at the northeast corner of SE Willard Road and SE 23rd Avenue where parking lot for the main entrance is located. It will be facing 23rd Ave for people to see as they enter the parking lot. Electronic display signs are not allowed in residential zones without an approved sign adjustment. This site is zoned Residential-2 (R-2).
<b>Applicant/Primary Contact Person:</b>	Mercedes Serra, 3J Consulting Phone: 503-946-9365 x 211 Email: Mercedes.serra@3j-consulting.com
<b>Owner(s):</b>	North Clackamas School District
<b>Staff contact:</b>	Mary Heberling, Assistant Planner City of Milwaukie Planning Department 6101 SE Johnson Creek Blvd Milwaukie, OR 97206 503-786-7658 heberlingm@milwaukieoregon.gov
<b>Neighborhood District Association(s):</b>	Historic Milwaukie NDA, contact NDA Chair: Richard Recker and email: <a href="mailto:recker.richard@gmail.com">recker.richard@gmail.com</a>

<b>Applicable Criteria:</b>	<ul style="list-style-type: none"><li>• MMC 14.32 Sign Adjustment</li><li>• MMC 14.08.090 Conditional and Community Service Use Signs</li><li>• MMC 14.16.010 Residential Zone Sign District</li><li>• MMC 19.1006 Type III Review</li></ul> 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> .
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**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-2021-002](http://www.milwaukieoregon.gov/planning/vr-2021-002).

**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 on the city’s website.

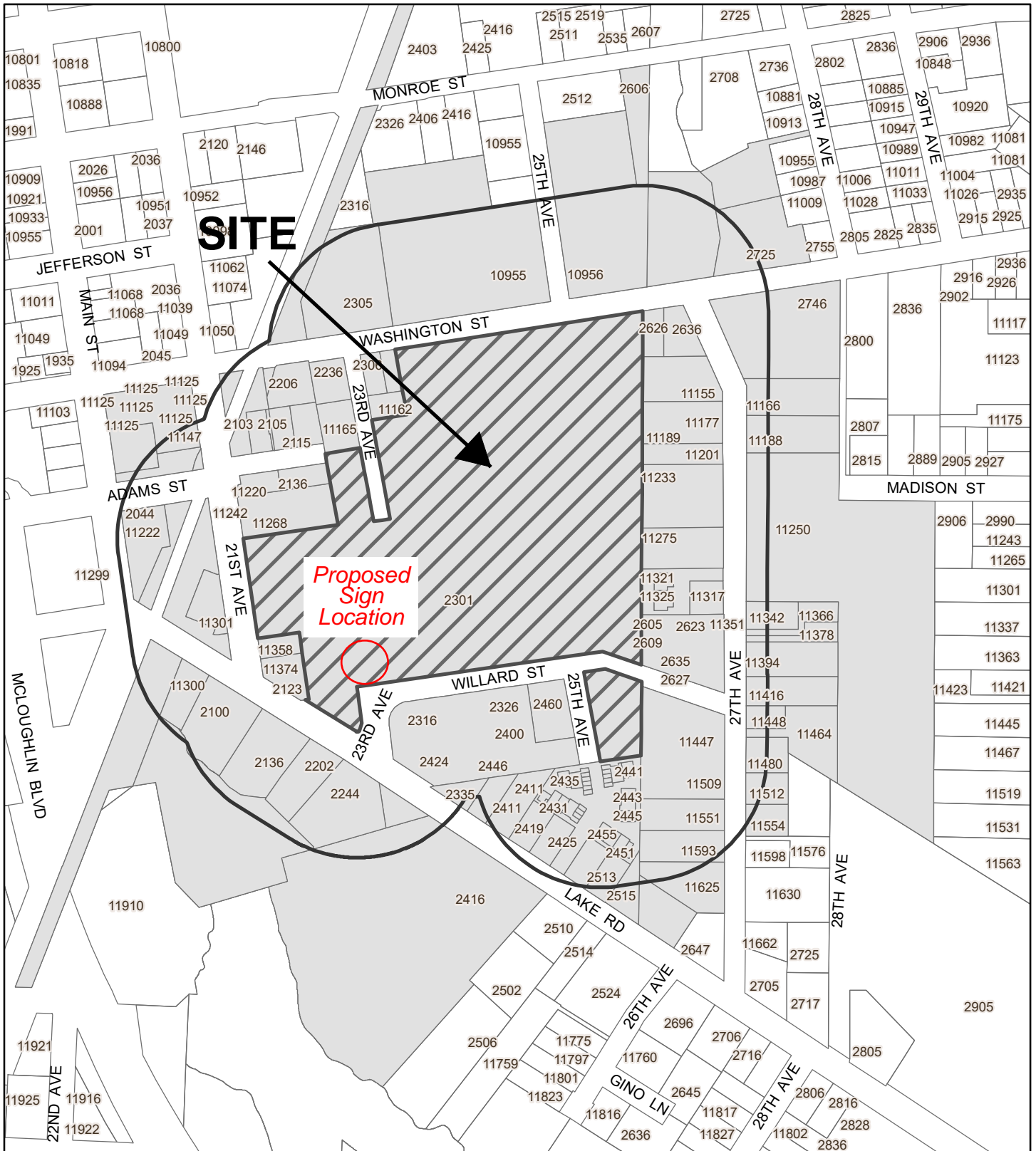
**To comment on a proposal:** You are invited to (virtually) attend this hearing or submit comments in writing before the meeting time. You may send written comments in advance to the staff contact listed above. If you want to present verbal testimony (virtually), either pro, con, or to raise questions, 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 (virtually) 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. **To attend the meeting virtually, information will be on the city’s [Planning Commission April 13 Public Hearing webpage](#) no later than April 7, 2021. You can also contact the staff contact for this information.**

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.*

<p><b>NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER:</b> THE MILWAUKIE MUNICIPAL CODE REQUIRES THAT IF YOU RECEIVE THIS NOTICE IT SHALL BE PROMPTLY FORWARDED TO THE PURCHASER.</p>
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**Site Map**

**Address: 2301 SE Willard St.**

**(Tax Lot: 11E36BC05600)**

**File# VR-2021-002**

**Legend**



300 ft Buffer



VR-2021-002 Site



Properties Receiving Notices

