



CITY OF MILWAUKIE

NOTICE OF PUBLIC HEARING

Amendments to Milwaukie Zoning Ordinance and Municipal Code

The **Milwaukie City Council** will hold a public hearing at **6:00 p.m. on Tuesday, January 18, 2022**, at Milwaukie City Hall, 10722 SE Main Street, to consider a recommendation for proposed Municipal code text and map amendments related to middle housing and tree preservation (Master File #ZA-2021-002). This matter was previously heard by the Planning Commission at hearings on October 12, October 26, and November 9, 2021. The video of those meetings can be accessed here:

- October 12: <https://www.milwaukieoregon.gov/bc-pc/planning-commission-81>
- October 26: <https://www.milwaukieoregon.gov/bc-pc/planning-commission-83>
- November 9: <https://www.milwaukieoregon.gov/bc-pc/planning-commission-84>

Summary of Proposed Changes

- Municipal Code – multiple sections
 - The proposed code and map amendments are the first phase of implementation of the city’s comprehensive plan and also represent compliance with Oregon House Bill 2001. The amendments affect all residential zones in the city. A brief summary of the amendments is as follows:
 - Amend Comprehensive Land Use Map to consolidate residential land use designations into two land use designations.
 - Amend Zoning Map to consolidate eight residential zones into six zones.
 - Amend definitions of housing types to permit new forms of middle housing and represent number of units on lots based on lot size: duplexes, triplexes, quadplexes, townhouses, and cottage clusters.
 - Amend base residential zones, permitted uses and development standards to permit middle housing in all residential zones.
 - Allow detached single dwellings and middle housing (except cottage clusters) on 3,000 square foot lots.
 - Permit more than one primary dwelling per lot in residential zones.
 - Amend single detached dwelling and duplex building design standards to include triplexes and quadplexes.
 - Amend design standards for townhouses and cottage clusters.
 - Amend review type for Accessory Dwelling Units (ADUs) and duplexes to allow them by right.
 - Remove minimum on-street parking requirements for middle housing, except cottage clusters.
 - Allow the location of off-street parking space be within front setback or within 15 feet of front lot line or within side setback.
 - Regulate preservation and protection of trees on private property in residential zones.

To learn more about the proposal: Call the staff contact assigned to the proposal or visit the project webpage at <http://www.milwaukieoregon.gov/planning/za-2021-002>. The staff report on the proposal will also be available for public viewing after 8 a.m. on **Tuesday, January 11, 2022**, on the city's website at the meeting website noted above.

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 attend this hearing or submit comments in writing before the meeting time. You may send written comments in advance to the staff contact listed below, 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.

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).

If you have any questions, please contact Vera Kolas, Associate Planner, in the Planning Department at 503-786-7653 or koliasv@milwaukieoregon.gov.

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.