

# CITY OF MILWAUKIE

## NOTICE OF TYPE II LAND USE PROPOSAL

Date mailed: October 15, 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 proposed development requires notice to the property owner; applicant; and all property owners, residents, and neighborhood district association(s) within 300 feet of the subject property. A summary of the proposal and information on how to respond to this notice are described below.

**The City will consider written comments on the proposal prior to issuing a decision.**

**To ensure that your comments are considered in the decision, please submit written comments to the staff contact listed below before 5:00 p.m. on Friday, October 29, 2021. After that date, there is no guarantee that comments will be incorporated into the decision.**

**The decision may be issued as early as 15 days from the date of this public notice.**

**Please include the land use file number for reference.**

<b>File Number(s):</b>	R-2021-003
<b>Location:</b>	9002 SE McLoughlin Blvd Tax Lot ID 1S1E25BC, lots 200 & 300 <i>A map of the site is located on the last page of this notice.</i>
<b>Proposal:</b>	Adjust the boundary between the two underlying lots that form the subject property (tax lots 200 and 300), so that Main Street forms the common boundary instead of bisecting the westernmost lot (lot 300). The site is currently developed for use by the Oregon Department of Transportation (ODOT) as a maintenance yard and includes an historic building located along the property's frontage on McLoughlin Boulevard. The building was formerly the site of the ODOT Highway Division's regional office and is designated as a Significant historic resource. No changes are proposed to any existing structures—this application is to adjust the boundary only.
<b>Applicant/Owner and Primary Contact Person:</b>	Cory Hamilton, District 2B Manager, ODOT 9200 SE Lawnfield Rd, Clackamas, OR 97214 Phone: (971) 673-6200—Email: <a href="mailto:Cory.D.Hamilton@odot.state.or.us">Cory.D.Hamilton@odot.state.or.us</a>
<b>Staff contact:</b>	Brett Kelter, Senior Planner City of Milwaukie Planning Department 6101 SE Johnson Creek Blvd, Milwaukie, OR 97206 Phone: 503-786-7657--Email: <a href="mailto:keltverb@milwaukieoregon.gov">keltverb@milwaukieoregon.gov</a>
<b>Neighborhood District Association(s):</b>	North Milwaukie Industrial Area (no formal NDA)

<b>Applicable Criteria:</b>	<ul style="list-style-type: none"><li>• Milwaukie Municipal Code (MMC) Title 17 Land Division</li><li>• MMC Section 19.312 North Milwaukie Innovation Area (incl. Tacoma Station Area Mixed-Use zone, MUTSA)</li><li>• MMC Chapter 19.700 Public Facility Improvements</li><li>• MMC Section 19.1005 Type II 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:** Contact the staff contact assigned to the proposal or visit the project webpage at [www.milwaukieoregon.gov/planning/r-2021-003](http://www.milwaukieoregon.gov/planning/r-2021-003). The application materials and the applicable approval criteria and development standards are available for review online. Copies of this information can be obtained for a reasonable fee. The applicable city ordinances and the Comprehensive Plan are also available for review online.

**To comment on a proposal:** You are invited to submit comments in writing before the City issues a decision. Comments should be addressed to the staff contact listed above and be directed toward the applicable criteria. If you submit a written comment, you will be sent a copy of the decision. All written comments become part of the permanent record. City staff can discuss this proposal via telephone; however, the City will consider only written comments when issuing the decision on this proposal.

**Neighborhood District Association:** This site is within the North Milwaukie Industrial Area, which has no formal Neighborhood District Association (NDA).

**Decision:** The Planning Manager will consider any comments received and issue a decision to approve the proposal, approve the proposal with conditions, or deny the proposal. The earliest the decision would be issued is 15 days from the date of this public notice. The decision may be issued after that date depending upon the amount of comments received and complexity of the proposal.

*A copy of the decision will be mailed only to persons that submit written comments prior to the issuance of a decision.*

**To appeal the decision:** The Planning Manager’s decision may be appealed by any party that is aggrieved or adversely impacted by the decision, or that believes an error was made regarding the evaluation of the approval standards and criteria for the proposal. Appeals are heard by the Planning Commission and must be filed within 15 days of the issuance of a decision. Notice of an appeal hearing will be sent to all parties that received this notice.

Appeals must be made in writing, use forms provided by the City, and include the fee for an appeal. The appeal process and requirements are explained in Milwaukie Municipal Code Section 19.1010 Appeals. Contact staff at 503-786-7630 for information about the appeal process.

After an appeal hearing, the Planning Commission’s decision may be appealed to the Oregon Land Use Board of Appeals (LUBA), 550 Capitol St SE, Suite 235, Salem, OR 97301 (503-373-1265). Any issue that is intended to provide a basis for appeal to LUBA must be raised prior to the issuance of the Planning Manager’s decision or prior to the conclusion of the Planning Commission’s appeal hearing. 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 LUBA.

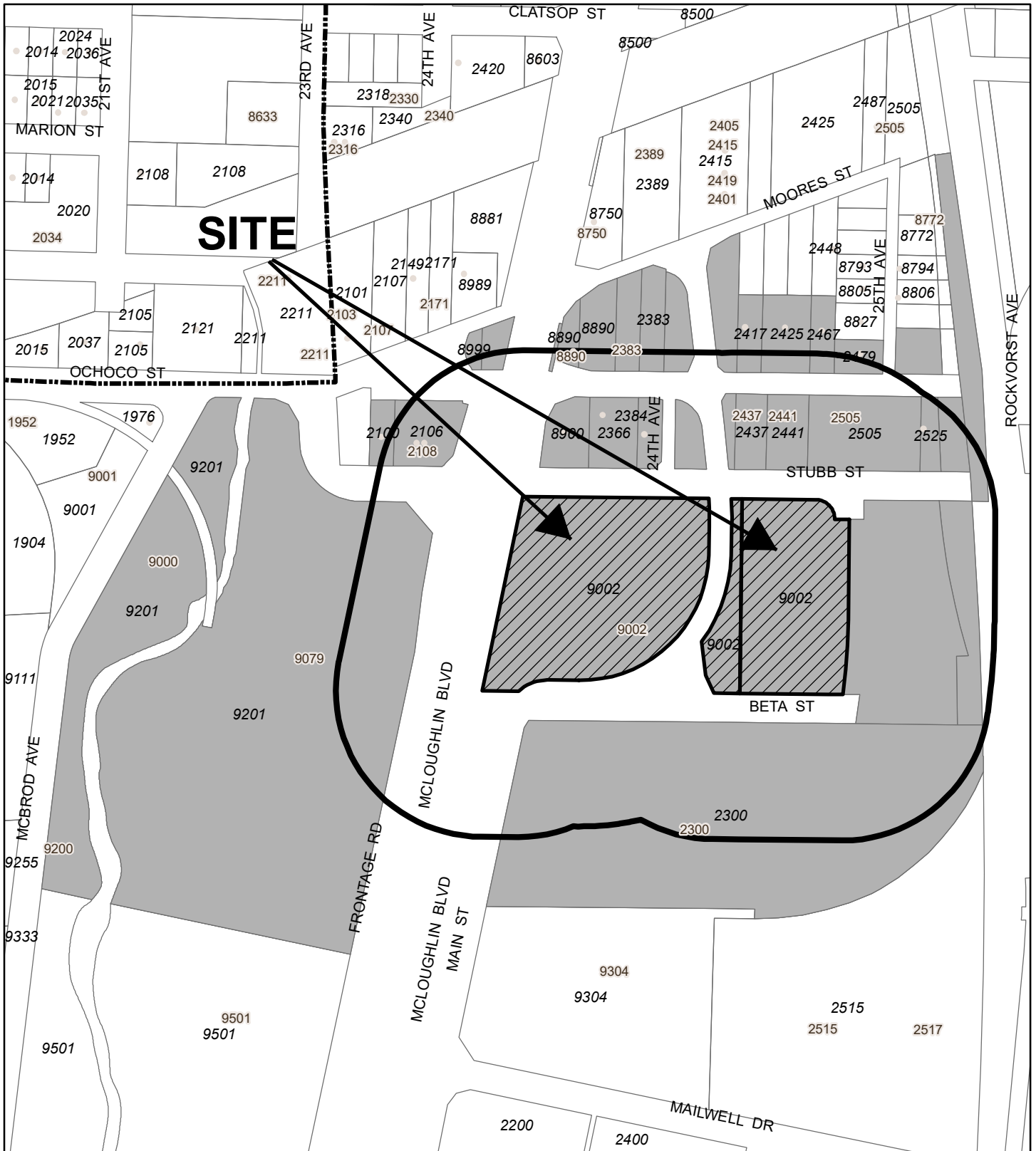
Notice of Type II Land Use Proposal—File #R-2021-003  
Applicant: ODOT—Address: 9002 SE McLoughlin Blvd  
Earliest date for decision to be issued: November 1, 2021

**Enclosures:**

- Location map

**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**  
**9002 SE McLoughlin Blvd**  
**Tax ID 1S1E25BC, lots 200 & 300**  
**File #R-2021-003**



**Legend**

-  R-2021-003 site
-  300-ft notice boundary
-  Properties receiving notice
-  Other Milwaukie tax lots
-  City Limit