



CITY OF MILWAUKIE

NOTICE OF PUBLIC HEARING

Date mailed: January 5, 2022

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.

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 beginning at 6:30 p.m. on Tuesday, January 25, 2022. Due to the ongoing COVID-19 pandemic, this meeting will be conducted online via Zoom. Information about how to access the virtual meeting can be found here: <https://www.milwaukieoregon.gov/bc-pc/planning-commission-88>. The meeting can also be viewed on the city's YouTube channel or Comcast Cable channel 30 within the city limits.

File Number(s):	VR-2021-012; DEV-2021-006
Location:	9285 SE 58 th Dr 12E30AD01500 <i>A map of the site is located on the last page of this notice.</i>
Proposal:	Applicant proposes to construct a 1,848-sq ft manufacturing/light industrial building. The applicant requests a variance to allow front yard setback of 0-ft rather than 20 ft and to reduce the perimeter landscaping for the the parking area from 6 ft to 3 ft.
Applicant/Primary Contact Person:	Troy Lyver, Lyver Engineering and Design, LLC 7950 SE 106 th Ave, Portland, OR 97266 503-705-5283 / troyl@lyver-ead.com
Owner(s):	Keith B. Phelps PO Box 68631, Oak Grove, OR 97268
Staff contact:	Vera Koliass, Senior Planner City of Milwaukie Planning Department 6101 SE Johnson Creek Blvd Milwaukie, OR 97206 503-786-7653 koliassv@milwaukieoregon.gov
Neighborhood District Association(s):	Lewelling NDA, contact E. Dominguez at 503-780-5521

Applicable Criteria:	<ul style="list-style-type: none">• MMC 12.16 Access Management• MMC 19.309 Manufacturing Zone (M)• MMC 19.600 Off Street Parking and Loading• MMC 19.700 Public Facility Improvements• MMC 19.911 Variances <p>Copies of these criteria are available upon request and can also be found at www.qcode.us/codes/milwaukie/.</p>
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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/vr-2021-012>. The staff report on the proposal will also be available for public viewing on **Tuesday, January 18, 2022**, at the following locations:

- Planning Department, Johnson Creek Facility, 6101 SE Johnson Creek Blvd (open weekdays 8:00 a.m. to 5:00 p.m.)
- 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 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.

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.

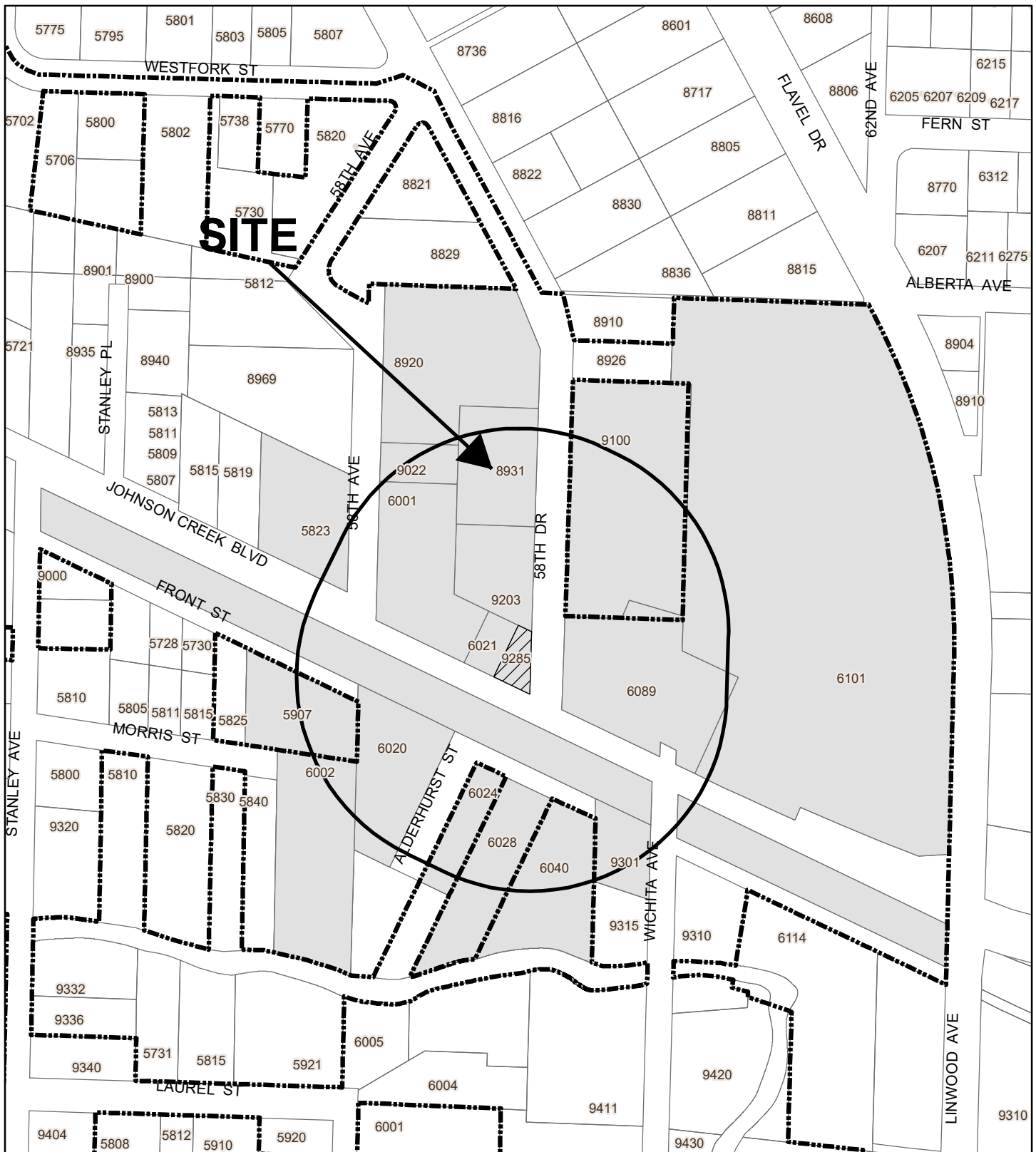
To appeal a decision: Any decision may be appealed to City Council by a person with standing. In order to establish standing, you must do at least one of the following: submit written comments to the staff contact before the hearing date; attend the hearing and sign in; or attend the hearing, sign in, 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 of Public Hearing—File #VR-2021-012; DEV-2021-006
Troy Lyver, 9285 SE 58th Dr
Planning Commission hearing date: January 25, 2022






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
9825 SE 58th Dr
(12E30AD01500)
File# VR-2021-012

Legend

-  VR-2021-012 Property
-  300-ft buffer
-  Properties receiving notice
-  Tax Lots
-  City Limit

